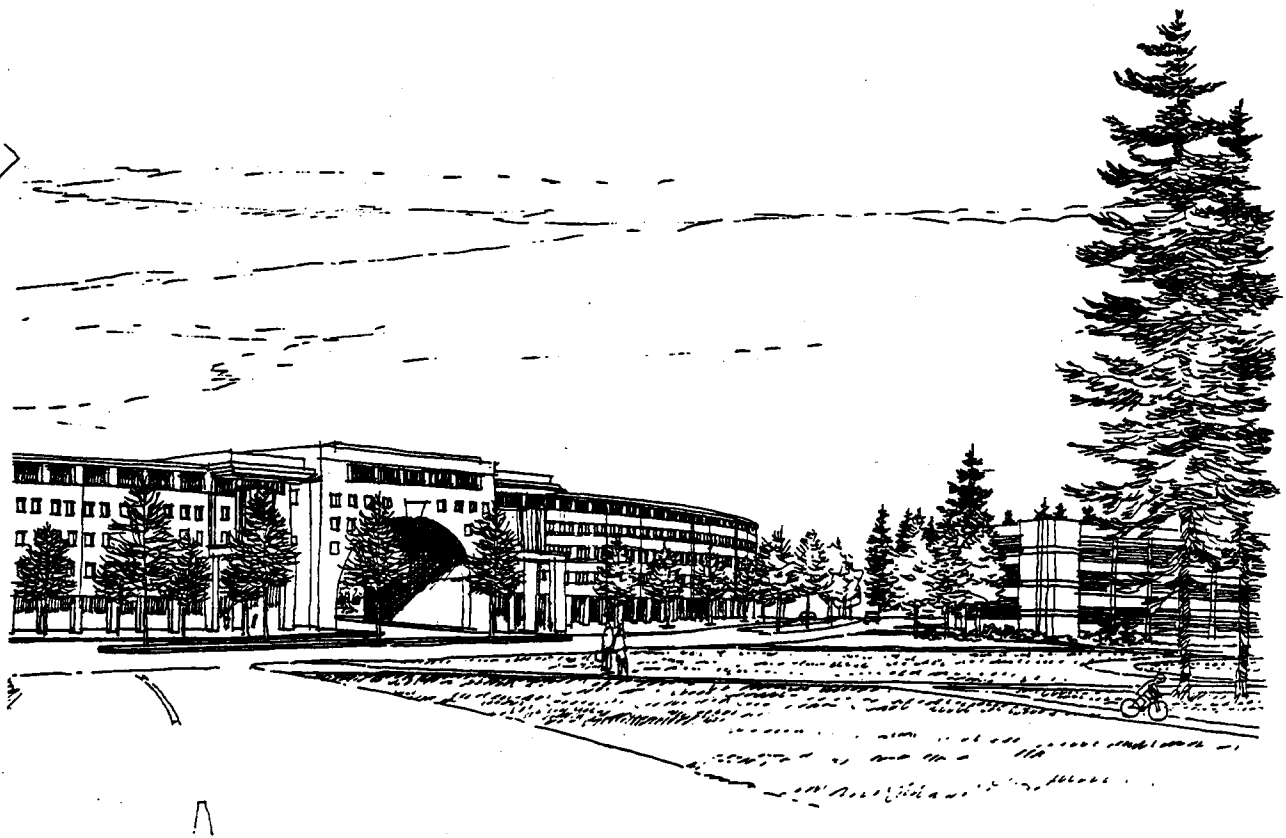


An aerial architectural rendering of the Lacey Campus, showing various buildings, parking lots, and surrounding greenery. The rendering is in a light, sketchy style, overlaid on a dark background. The title 'The Capital Community: Lacey Campus' is prominently displayed in the upper right corner.

The Capital Community: Lacey Campus

*The Master Plan for the Capitol
of the State of Washington*



State Capitol Committee

The Honorable Mike Lowry, Governor
 The Honorable Joel Pritchard, Lieutenant Governor
 The Honorable Jennifer Belcher, Commissioner of Public Lands

Capitol Campus Design Advisory Committee

Robert Woerner, FASLA, Chairman
 The Honorable Bill Brumsickle, Washington State Representative
 The Honorable Emilio Cantu, Washington State Senator
 The Honorable Ruth Fisher, Washington State Representative
 Norman J. Johnston, PhD., FAIA
 The Honorable Ralph Munro, Secretary of State
 Harold Robertson, AICP
 The Honorable Al Williams, Washington State Senator
 Ilze Jones, ASLA, AIA

Department of General Administration

John Franklin, Director
 K. Wendy Holden, Former Director 1988-1993
 Grant Fredricks, Deputy Director, State Facilities
 Mary Alice Edison, Manager, Facilities Planning and Development

Table of Contents

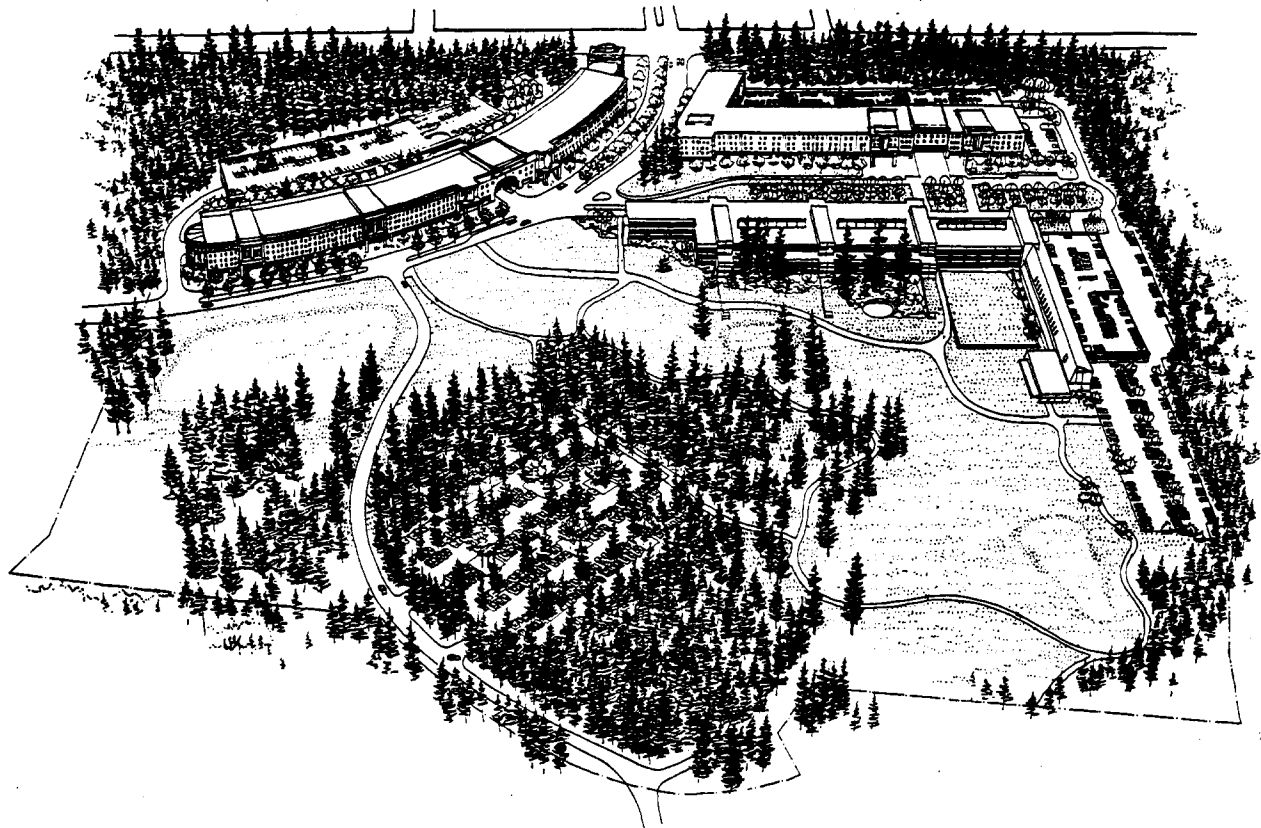
	Plan Summary	iii
1	The Lacey Vision	
	Introduction	3
	The Process	5
	The Vision of a Capital Community	6
	Goals for the Development of the Lacey Campus	7
2	Setting and Site	
	Lacey: The City and Community	13
	Campus Context	15
	Saint Martin's Abbey and College	16
	Landform	19
	Open Space	21
	Wetlands and Creeks	23
	Roads and Transportation	25
	Transit	25
	Utilities and Public Services	27
	Department of Ecology Headquarters Building	29
3	The Plan	
	The Lacey Campus Plan	35
	Building Massing	37
	Open Spaces	41
	Saint Martin's Physical Setting	43
	Vehicle Access and Parking	45
	Transit	46
	Bicycle Paths	49
	Pedestrian Walks and Trails	51
	Stormwater Management	53
4	Design Principles	
	Performance Standards	59
	Urban Design	60
	Buildings	63
	Landscape and Open Space	65
	Transportation	67
5	Implementation and Phasing	72

The Lacey Campus Plan - Perspective	ii
The Setting and the Site	vi
Lacey Campus Plan - Illustrative	viii
Capital Community	2
The Process	4
Lacey Central Business District Comprehensive Plan	12
Campus Context	14
Landform	18
Open Space	20
Wetlands and Creeks	22
Roads and Transportation	24
Utility Lines	26
Department of Ecology Headquarters Building	28
Lacey Campus Plan	34
Building Massing	36
Open Spaces	40
Saint Martin's Physical Setting	42
Vehicle Access and Parking	44
Bicycle Paths	48
Pedestrian Walks and Trails	50
Stormwater Management	52
Performance Standards	58
Site Sections	62
Landscape and Open Space	64

Plan Summary

"We recognize the value of conserving our wooded environment for our Saint Martin's community and for the community at large . . . not all people are afforded the opportunity to live and to work in such an environment of . . . woods and meadow which provides for quiet, solitude and nourishment for the soul."

Reflections of Boniface V. Lazzari, O.S.B.
Saint Martin's Abbey
Lacey, Washington
X.89 & III.92



Lacey Campus Master Plan

Plan Summary

The Lacey Campus plan carries forward the goals and principles of the 1991 Master Plan for the Capitol of the State of Washington. The Master Plan proposes that long-range development of state government facilities be distributed among three interconnected centers: Olympia, Tumwater, and Lacey. The Lacey Campus plan responds effectively to the state's development goals. The plan fulfills the exceptional potential of the Lacey site to represent the Evergreen state with rolling meadows set against tall stands of Douglas fir trees. It provides a compact development scheme with office space for the targeted employment level while preserving key features of the predominantly natural site and establishing a harmonious relationship with the neighboring community. This is achieved through a concentration of buildings and parking structures close to the existing access arterial north of the site, preserving much of the heavily wooded southern portion of the property.

This report documents a plan for a 21st century workplace. It follows two principles:

- To provide for an efficient and distinguished center of state government.
- To respect key elements of existing woods and meadows, as intrinsic components of the Lacey Campus and as natural buffers for both the state and Saint Martin's Abbey.

The city of Lacey, Saint Martin's Abbey, and other interested parties have actively participated in the planning process. Their involvement assured the compatibility of the campus with street and transportation systems, various public services and Saint Martin's goals for a neighbor respectful of key natural features as well as the sequestered life-style of the Abbey and College.

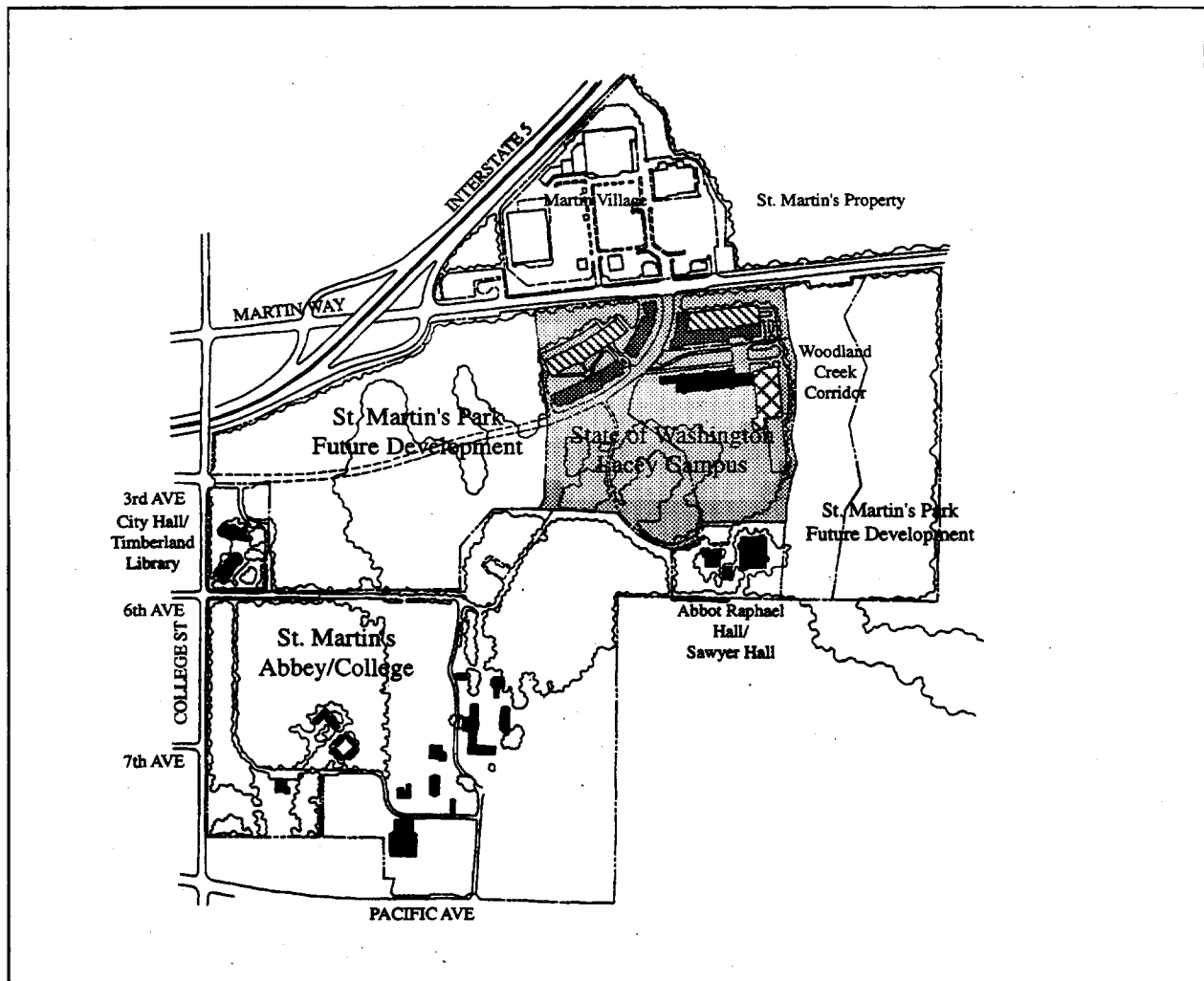
The Process

The process for development of the Lacey Campus plan grew from both the nature of the site and the unique roles of the planning "partners." The planning partners included:

- **Department of General Administration:** This state department is the project owner for the Lacey campus.
- **Department of Ecology (DOE):** The Ecology Headquarters building is the first, east-central component of the Lacey campus.
- **City of Lacey:** The project must conform with the city's land use, environmental regulations and street standards, and must coordinate with Lacey's utility and public services infrastructure.
- **Saint Martin's Abbey:** The Abbey represents the neighboring Saint Martin's Abbey and College and administers site covenants including design guidelines for state campus development.
- **Intercity Transit:** This agency operates public transportation services in and between Lacey, Olympia and Tumwater.

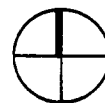
Other interested agencies and groups participated in the process as it developed. They included civic and environmental groups and business and neighborhood representatives.

The process began with a Communications Plan, designed to initiate and maintain discussion with all interested parties throughout the planning effort. Those contacts included presentations to community groups, one-on-one meetings, and two major workshops. Each workshop lasted several days, with a format allowing those attending to participate at several points during the sessions. The workshops provided the setting for extended discussions among the design team, planning partners, interested individuals and groups.









The Setting and the Site

St. Martin's Vicinity



500 ft 1500 ft 2500 ft

-  Lacey Campus
-  Existing Building
-  Proposed Campus Building
-  Existing Parking Structure
-  Proposed Campus Parking Structure
-  Other Proposed Building

The Setting

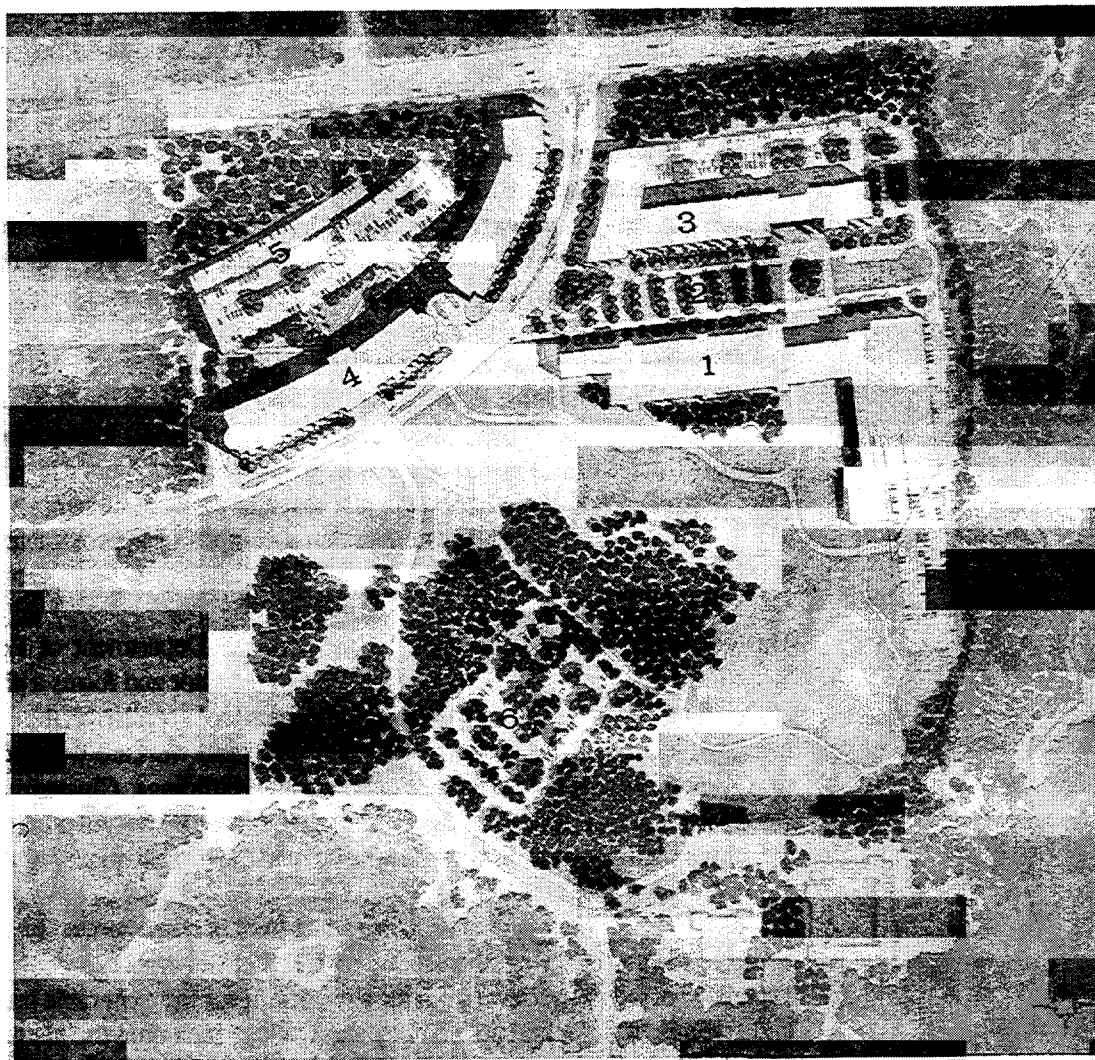
The Lacey campus is situated in Saint Martin's Park, and is the first major component to be developed in the more than 200 acres owned or formerly owned by Saint Martin's Abbey. Saint Martin's Park is planned for business development as it forms the eastern edge of Lacey's planned central business district. To the north of the campus, across Martin Way, is Martin Village, a shopping center of approximately 37 acres. The western-most area of the Park is Lacey's civic complex which includes City Hall and the Lacey Timberland Library. Saint Martin's Park is destined to be an important employment center, close to the commercial and municipal amenities of downtown Lacey.

The Site

The 67.5-acre Lacey campus is to be built on a site obtained from Saint Martin's Abbey in two acquisitions: a purchase of 27.5 acres to enable the development of the Department of Ecology Headquarters building and a subsequent purchase of 40 acres to establish the campus. The Abbey has retained land within Saint Martin's Park for development just east and west of the campus. Saint Martin's Abbey and College also maintain a campus of approximately 170 acres south of Saint Martin's Park.

The first component of the Lacey campus is the Department of Ecology Headquarters building. It is located in the eastern sector and forms a physical anchor for the campus. The Ecology Headquarters looks south over the existing meadow, which will be preserved. To the north and west are wooded areas which are the future sites of the rest of the campus buildings. Clustering of the campus buildings generally in the northern portion of the site will preserve and enhance existing groves and meadows critical to the natural quality of the site.

The site and adjoining land of Saint Martin's Park is characterized by mature second-growth groves of fir trees, 80 to 100 feet in height, and contiguous expansive meadows. Views from the site encompass the venerable buildings and features of Saint Martin's Abbey and College including the historic Old Main Hall and the Abbey cemetery. Saint Martin's Abbey, established in 1895, is by far the oldest institution in the Lacey community.



The Lacey Campus Plan

Legend

1. Department of Ecology Headquarters Building
2. Parkway Mall
3. North Parkway Office Building
4. West Office Building
5. Parking Structures
6. On-Grade Parking

The Lacey Campus Plan

The Department of Ecology Headquarters building provides 323,000 gross square feet of office space for approximately 1,200 employees. Associated parking for 784 cars is provided with 500 stalls in a structured facility, and the balance in surface parking. To this, the campus plan adds approximately 680,000 gross square feet, bringing the total potential space to 1,000,000 gross square feet for approximately 4,000 employees. The plan allows up to 1,700 additional parking stalls, with 1360 stalls in parking structures and if needed, the balance at grade in the southwest area of the site largely hidden in a grove of trees.

The buildings will be predominantly office space, with the exception of approximately one percent of the total campus – a minimum of 10,000 square feet or more if feasible – for support services such as daycare, financial services and retail.

The campus is formed by three building groups:

- **Parkway Mall:** The “North Parkway building” is located north of the Ecology Headquarters building. The new building is three to four stories and provides 240,000 gross square feet of office space. Its associated parking structure, predominantly hidden below grade to the north, is two and one-half levels and holds 480 stalls. This new office building completes the Ecology arrival space defined as the “parkway.” An entry plaza provides pedestrian space and a north-south connection between the Ecology Headquarters building and the North building.
- **West Buildings:** Two crescent-shaped office buildings provide 440,000 gross square feet of office space. They extend from a gateway lobby at Martin Way sweeping southwest and fronting on the Desmond Drive/College Street connection. The buildings vary from five to six stories. This office block shapes the campus by:
 - providing closure to the parkway between the Ecology and North buildings;
 - providing a formal edge to the Desmond Drive/College Street connection; and
 - reestablishing the northerly edge of the meadow as it flows from adjacent westerly properties toward the east, opening up to the south of the Department of Ecology Headquarters building.
- **Northwest Court:** A formal space is created by the crescent shaped buildings and their associated two and one-half level parking structure at the northwest corner of the campus. The parking structure, terraced into the existing sloped topography, includes 880 stalls and encloses a protected court northwest of the offices. The court provides access to the parking structure along with protected, informal landscaped pedestrian areas.

Buildings are concentrated to encourage easy pedestrian connections within the complex with the benefit of preserving a substantial part of the natural setting. This will provide a priceless amenity for neighbors and an impressive and refreshing outlook for office workers and visitors to this headquarters complex.

It is possible to design a campus for 4,000 employees that is both efficient and aesthetically pleasing. Significant changes or future additions to the campus population, however, would jeopardize the efficiency and/or natural quality of the site. The Capitol Campus Design Advisory Committee has recommended additional land be acquired within Saint Martin's Park to preserve the natural qualities of the Park and increase the capacity of the campus.

A major goal of the Lacey plan is to minimize traffic impacts including substantial reductions in the use of single occupant vehicles consistent with goals of the Growth Management and Commuter Trip Reduction Acts. Public transit use is encouraged through emphasis on a pedestrian-friendly environment, bus routing to building transit lobbies, and direct access from buildings to local and regional transit routes on Martin Way. Shuttle service to the Olympia Capitol and Tumwater Satellite Campuses will continue to link the three campuses. Additionally, Intercity Transit plans to connect the Lacey campus with a transit center serving 11 bus routes just west of the campus, and potential shared parking facilities in the vicinity.

Development Guidelines

The Lacey plan conforms with the regulations of the city of Lacey and Saint Martin's Design Guidelines which govern site development under protective covenants. To shape the next phases of design, the plan sets forth principles and strategies for landscaping; design of vehicle, pedestrian and bikeway circulation; and building massing.

Implementation and Phasing

The plan permits a variety of implementation strategies, allowing the state flexibility in accommodating its needs. The North Parkway building can be built at any time, completing the parkway and entry courtyard in concert with the Ecology Headquarters building. The crescent buildings can be built incrementally or as a single project, depending on need. The parking garages can be built in linear increments, as needed.

Continued active participation by the key planning partners will contribute to implementation of the plan.

The Lacey Vision

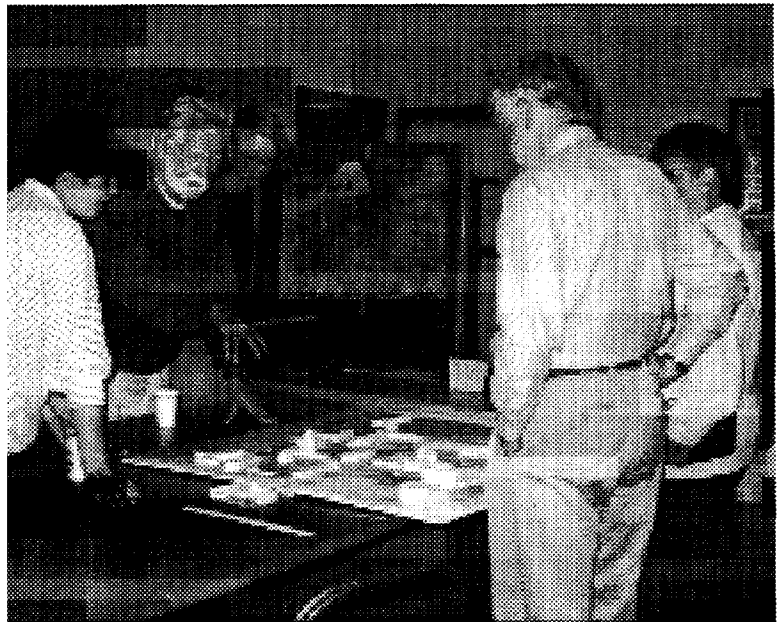
Introduction

The Process

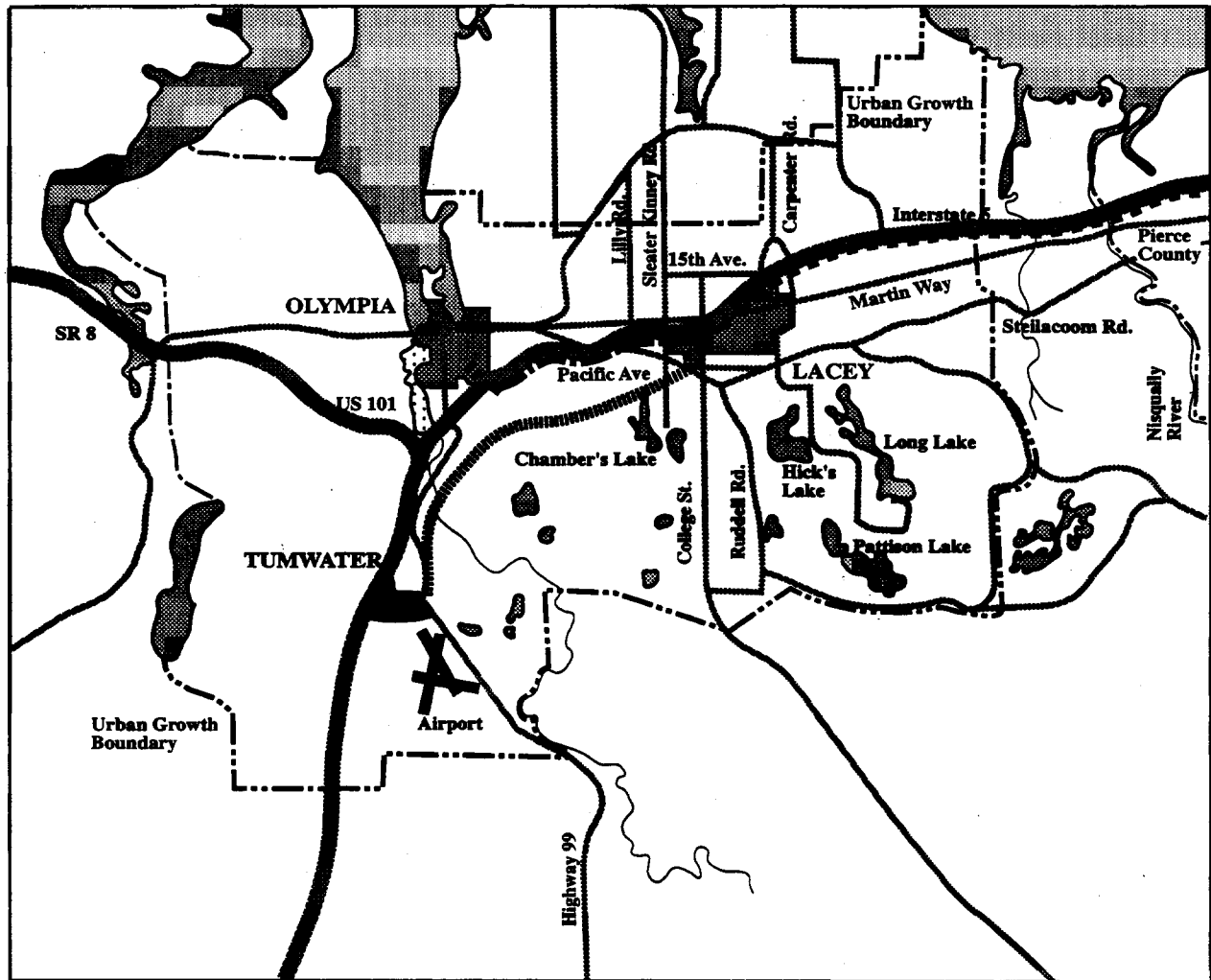
The Vision of a Capital Community

Goals for the Development of the Lacey Campus

1



*Workshop No. 2
Public Session*



The Capital Community

St. Martin's Vicinity



1 mile 2 miles 4 miles



Multi Use Path



Proposed path



Conceptual Transit Proposal

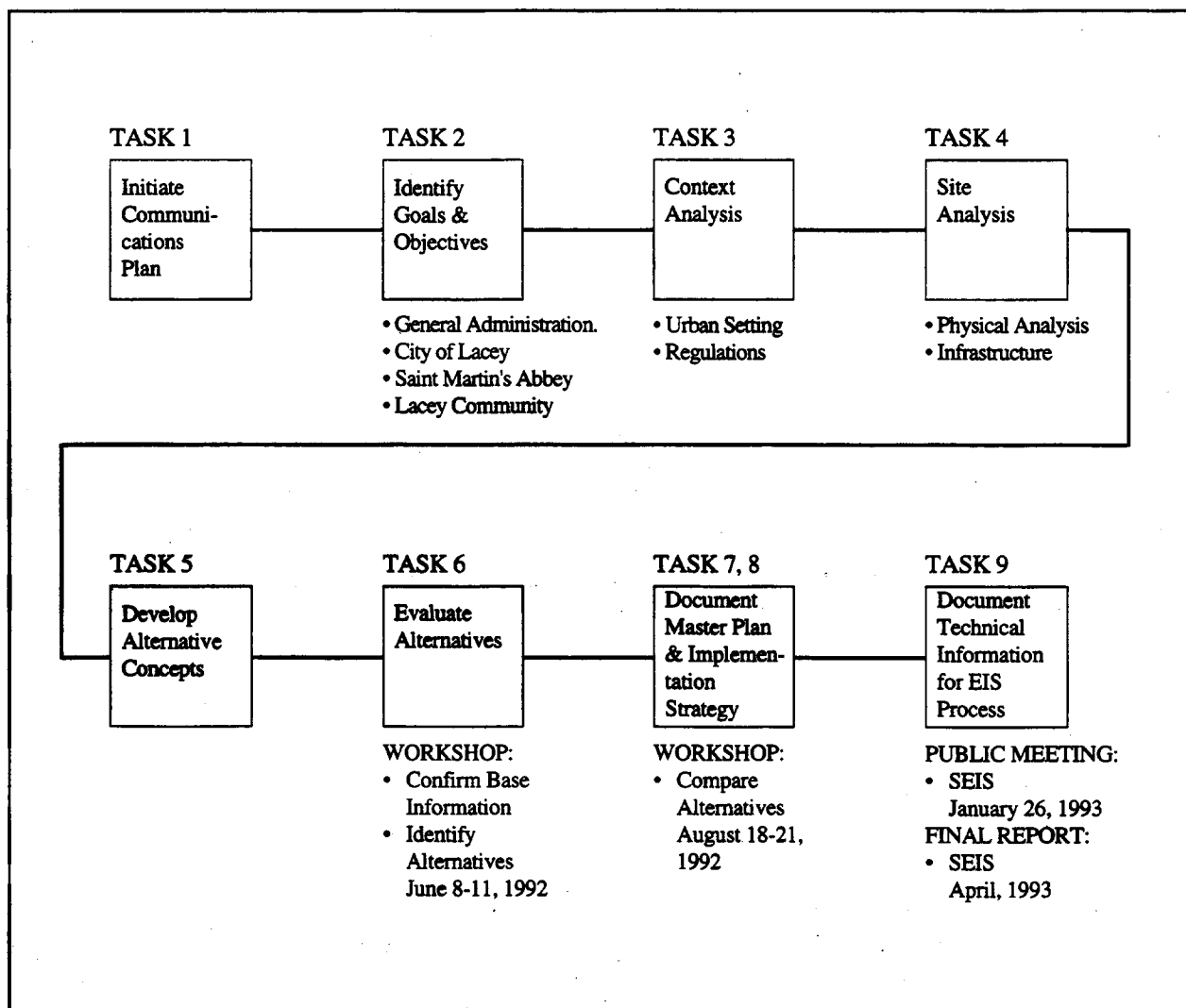


Preferred Development Area (State Capitol Master Plan)

Introduction

The 1991 Master Plan for the Capitol of the State of Washington outlined a 20-year vision for development of future state facilities. The plan recommends the construction of offices and other facilities within the Capital Communities of Lacey and Tumwater and the Capitol City, Olympia. The report proposes a plan for development of office facilities in Lacey and summarizes the background, process, and components of the Lacey Campus plan.

The Lacey campus site offers important opportunities and challenges. Its beautiful natural setting is of priceless value to neighbors, to Saint Martin's Abbey, and to future occupants and visitors to the Lacey campus. The site will be designed to support a state government center employing approximately 4,000 employees, with their attendant requirements for supporting services, access and parking.



The Process

The Process

The process for development of the Lacey Campus plan grew from the nature of the site and from the unique contributions of the planning partners, including individuals from:

- **Department of General Administration:** This state department is the project owner for the campus.
- **Department of Ecology (DOE):** The Ecology Headquarters building is the first component of the Lacey campus.
- **City of Lacey:** The campus must conform with the city's land use codes, environmental regulations, street standards, and infrastructure systems.
- **Saint Martin's Abbey:** The Abbey represents the neighboring Saint Martin's Abbey and College. The campus must conform to the Abbey's Declaration of Protective Covenants, Conditions and Restrictions which apply to development of the property purchased from Saint Martin's Abbey per contractual agreement.
- **Intercity Transit:** This agency operates public transportation services in and between Lacey, Olympia and Tumwater.
- **Lacey community:** Individuals from the surrounding neighborhood and greater community interested in contributing to the planning process.

Other interested agencies and groups participated in the process as it developed. They included civic and environmental groups, as well as business and neighborhood representatives.

To help guide the process a timeline was developed establishing tasks to be accomplished and potential dates for completion. It began with a Communications Plan, designed to initiate and maintain open discussion with all interested parties. Those contacts included presentations to community groups, one-on-one meetings, and two major workshops held at key decision times. Each workshop lasted approximately one week and was formatted to allow those attending to be involved several times throughout each week. The workshops were attended by a diversity of people, and allowed extended discussions between the design team and planning partners, members of the Capitol Campus Design Advisory Committee, and interested individuals and groups. The process encouraged general participation in the development and evaluation of campus schemes.

**The Vision of a
Capital Community**

The 1991 Master Plan for the Capitol of the State of Washington envisions strong and vital Capital Communities in Lacey and Tumwater, featuring multi-use satellite campuses that will complement state facilities on the Capitol Campus and become integrated urban centers in their own right. The plan outlines a 20-year strategy that clusters state agencies on satellite campuses to be developed in Tumwater, Lacey and downtown Olympia. Each of these locations will be planned as a “critical mass” to concentrate employees in sufficient numbers to support public transportation and services, and to enhance linkages among the three communities. The linkages would include direct shuttles and bus transit, and provisions for the expansion of multi-use, bicycle and pedestrian networks. Warehousing and light industrial facilities at new state industrial parks in Tumwater and Lacey are also envisioned in the Master Plan.

The intent of the Master Plan is to cluster the new developments, making them more accessible to public transportation and encouraging the inclusion of convenient location of services such as dependent care, restaurants, banks and retail operations. The desired result will offer an attractive variety of campus facilities, reduce off-site vehicle trips, and reinforce state policies for transportation management.

The Lacey Campus plan confirms the program for a critical mass of employees and defines the approximate size and configuration of facilities the site will accommodate. The Lacey plan creates an extension of the Capitol Campus that will stand as an historic example of the accomplishments of government and its communities working together with a clear and unified vision.

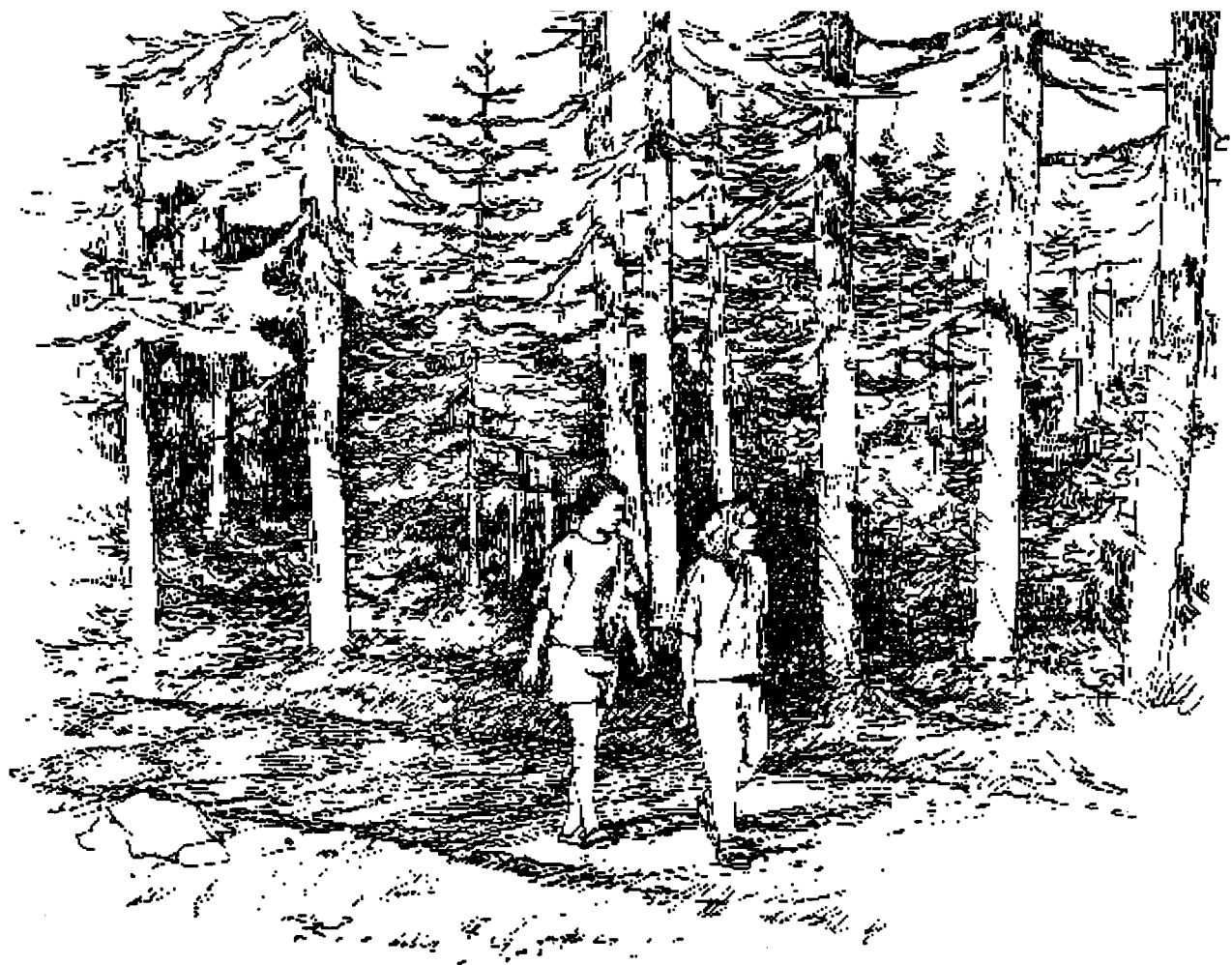
Goals for the Development of the Lacey Campus

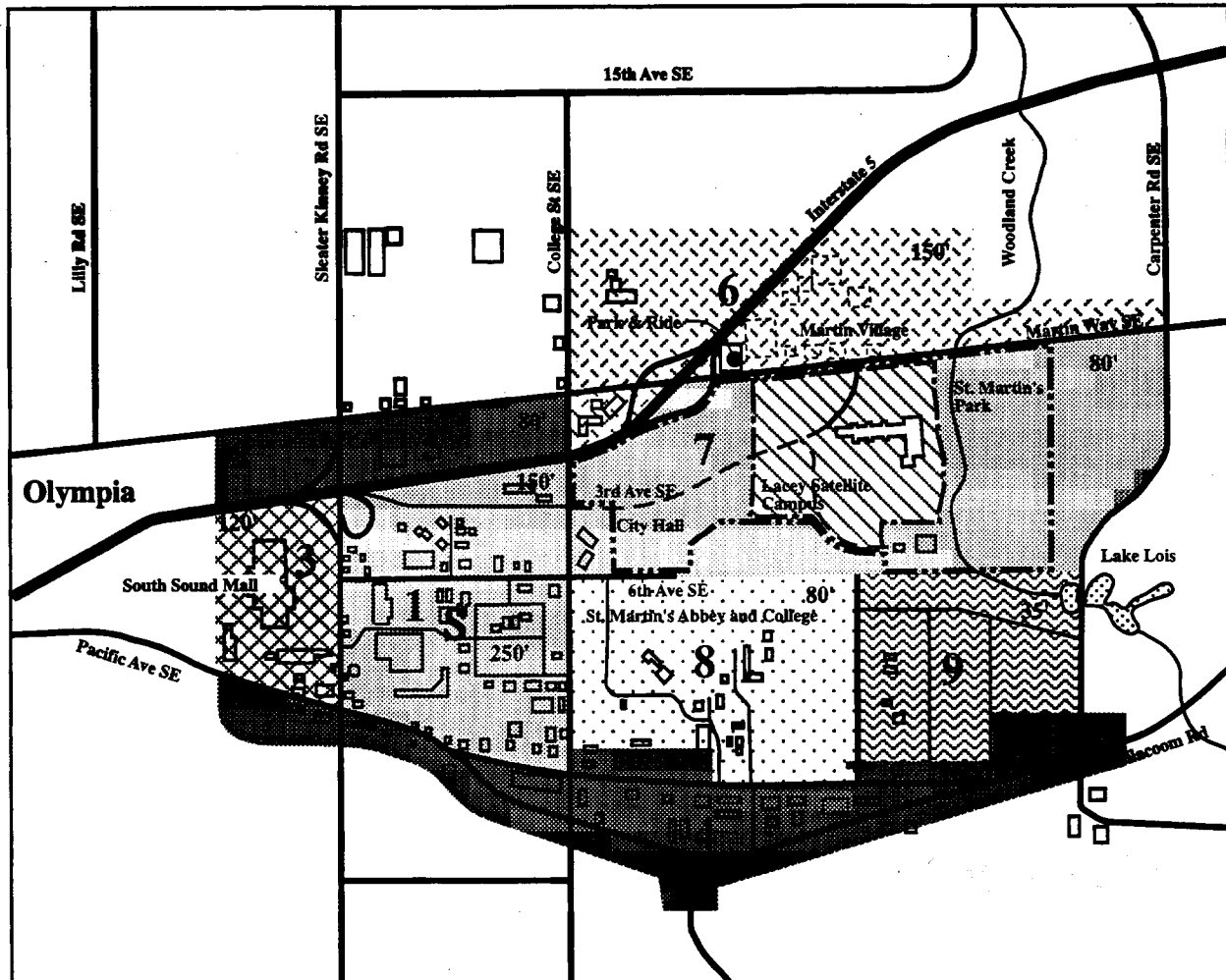
The master planning process outlined a number of goals for directing the development of the plan. These goals are:

- Develop a campus, including the Ecology Headquarters building, of approximately one million square feet for about 4,000 employees;
- Maintain, manage, and augment, to the greatest degree possible, the natural conditions and quality of the land;
- Promote the use of public transportation and reinforce state policies for transportation demand management;
- Integrate support services and a variety of public spaces to create a diverse center of urban activity and to minimize single-occupancy vehicle trips; and
- Respect the needs and traditions of the adjoining Saint Martin's Abbey and College.

Setting and Site

Lacey: The City and Community
Campus Context
Saint Martin's Abbey and College
Landform
Open Space
Wetlands and Creeks
Roads and Transportation
Transit
Utilities and Public Services
Department of Ecology Headquarters Building





Lacey Central Business District
Comprehensive Plan

St. Martin's Vicinity



1/2 mile 1 mile 2 miles



Mixed Use



Business Park



Retail



Commercial



Proposed Transit Center



Maximum Height



Historic



St. Martin's Abbey & College



Lacey Campus

1

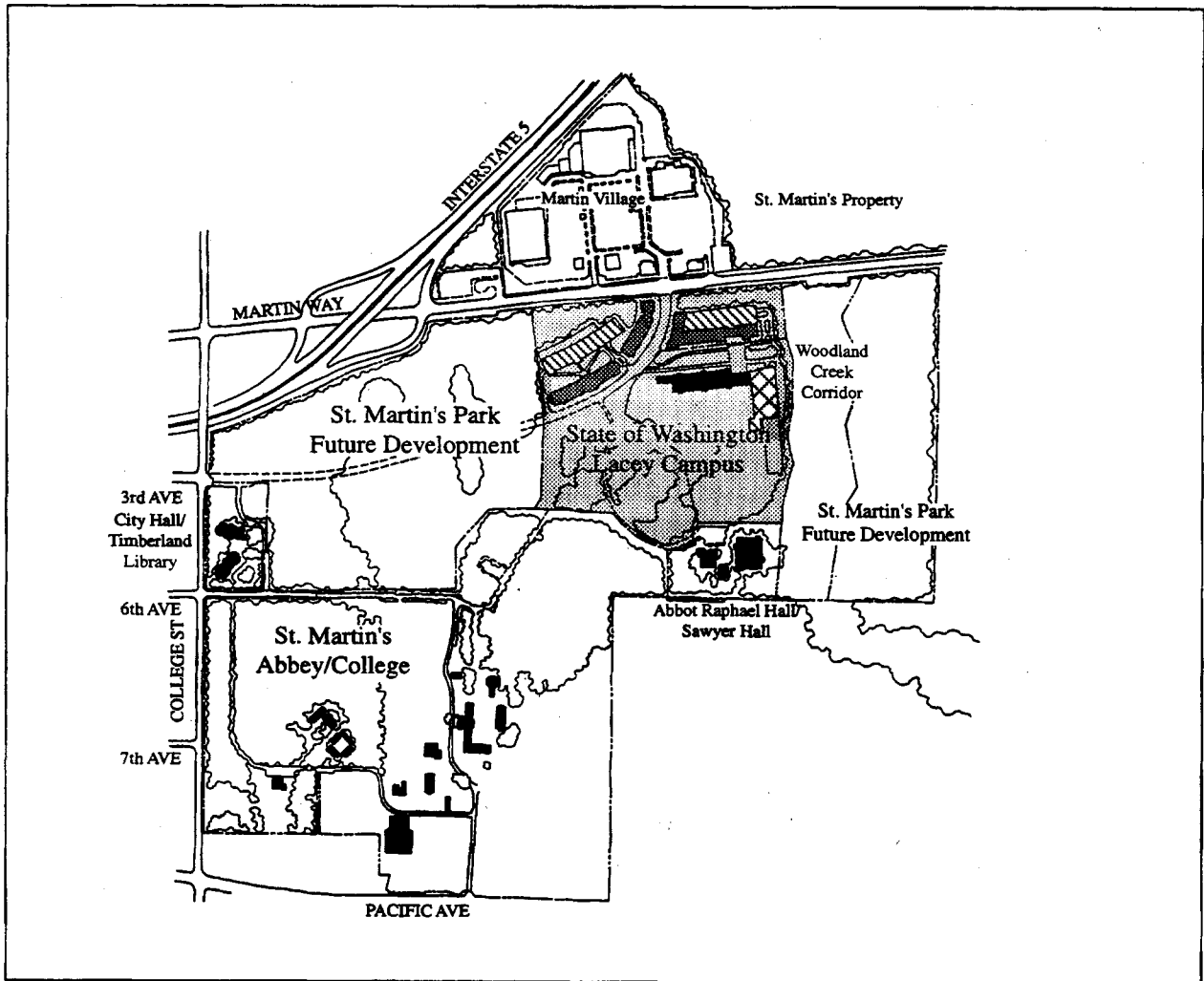
Sub Area

Lacey: The City and Community

Located in the northeastern corner of Thurston County, the city of Lacey borders the tip of Budd Inlet at the southern edge of Puget Sound. Still rural but developing, rolling countryside lies east, north and south of the city. Substantial stands of Douglas fir and extensive streams, ponds, lakes and wetlands dot the countryside creating green avenues leading to the heart of Lacey.

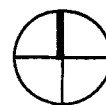
Lacey is a popular residential and retirement community for the three-city area of Olympia, Tumwater, and Lacey. The community is part of a greater Lacey Urban Growth Management area projected to grow from its current population of 41,600 to 58,000 by the year 2000. With projected heavy traffic volume and growing residential areas, the Lacey community has become a major focus for business development.

While there is a defined civic center area which includes the City Hall and the Timberland Public Library, many commercial and non-housing uses are dispersed throughout the city. The city's Comprehensive Plan for the Central Business District aims to consolidate much of the future business development in an area including the state campus on the east extending west for approximately one mile to Sleater-Kinney Avenue. With a projected increase in development, there has been great interest by city leaders and the community in increasing the density of development in appropriate areas thereby encouraging transit use, decreasing dependence on the automobile and providing convenient pedestrian access to residential, service, retail, and community facilities.









Campus Context

St. Martin's Vicinity



500 ft 1500 ft 2500 ft

-  **Lacey Campus**
-  **Existing Building**
-  **Proposed Campus Building**
-  **Existing Parking Structure**
-  **Proposed Campus Parking Structure**
-  **Other Proposed Building**

Campus Context

The Lacey campus is bounded on the north by Martin Way, a major east-west automobile and local and regional transit corridor. Martin Village, north of the campus across Martin Way, is a 37-acre, high-volume retail center with extensive on-grade parking. The Woodland Creek protection zone defines the campus site to the east. The western and southern edges of the campus abut undeveloped portions of Saint Martin's Park and Saint Martin's Abbey and College.

Lacey's City Hall and the Timberland Public Library are located on the western-most edge of Saint Martin's Park fronting on College Street between Third and Sixth Avenues. One of the oldest of Lacey's neighborhoods, Lacey Villas, is just south of the campus. Abbot Raphael and Sawyer Halls, owned by the Abbey but under lease to the Department of Ecology, are at the southeast corner of the campus, across the meadow from the Ecology Headquarters building.

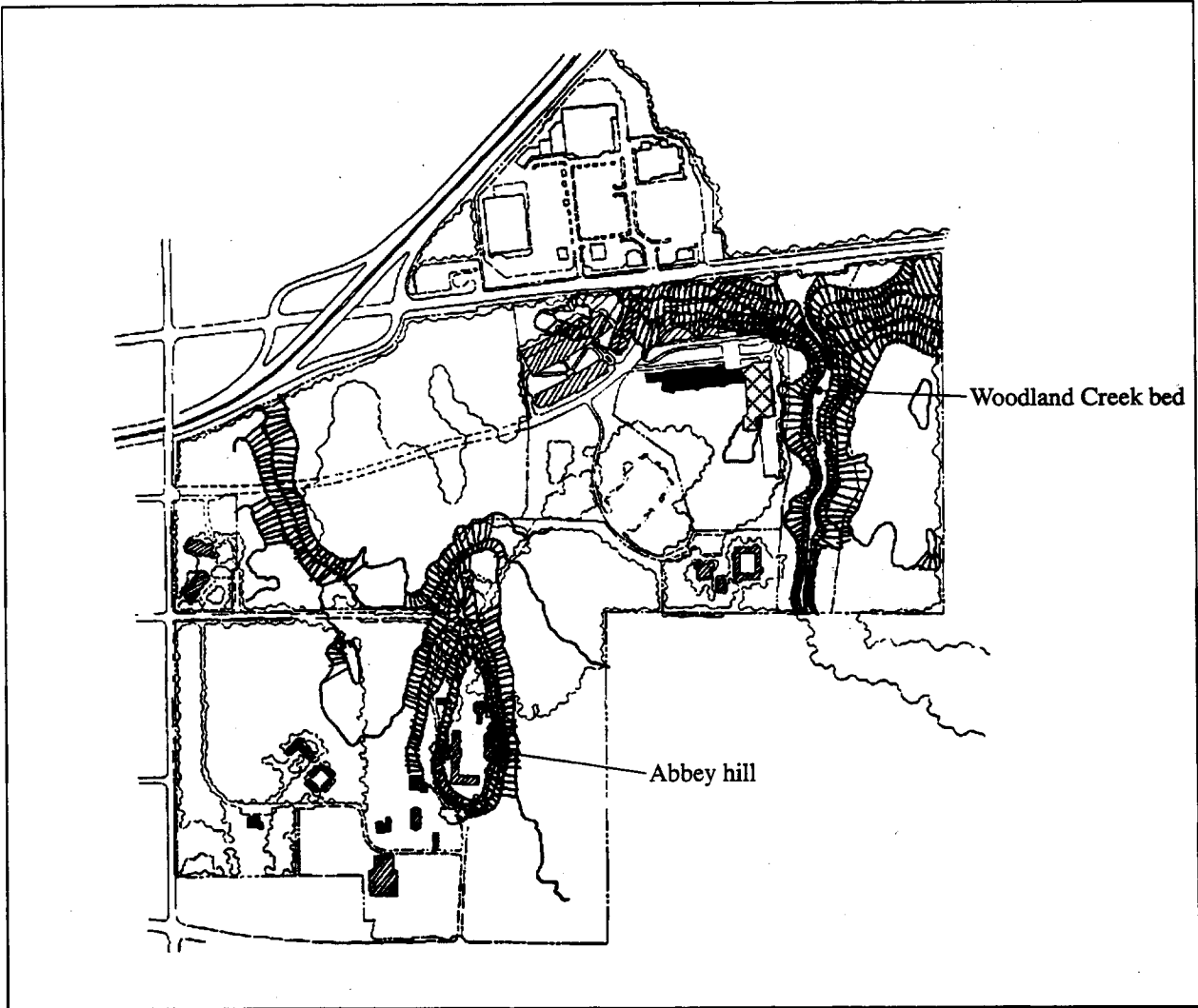
**Saint Martin's Abbey
and College**

The campus site was purchased from Saint Martin's Abbey, which presently owns the property east, west and south of the state campus.

Saint Martin's Abbey, a Benedictine monastery established in 1895, is the oldest operating institution in Lacey. Stability and permanence characterize the Benedictine vows. Monastic values, traditions, and beliefs reflect the institution's reverence for the site's ecosystem as a source of spiritual renewal. Once owning more than 500 acres, the Abbey has recently begun divesting portions of its land holdings for the purpose of building a permanent endowment. Sixty-seven and one-half of these acres were recently acquired by the State of Washington to develop the Lacey campus.

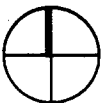
The Lacey campus includes 27.5 acres acquired in conjunction with the Department of Ecology's new headquarters facility and 40 acres subsequently purchased by the state to augment the initial acquisition. The campus is part of the larger, 212-acre Saint Martin's Park. The park is in the eastern part of the Lacey central business district, between Martin Way and the grounds of Saint Martin's Abbey and College. Consistent with the city's Comprehensive Plan, Saint Martin's park is envisioned by Saint Martin's Abbey as a business park to optimize its endowment potential.

The Lacey Campus plan conforms with the Declaration of Protective Covenants, Conditions and Restrictions (Protective Covenants) which apply to development of the campus property. These covenants maintain the authority of the previous owner of the property, Saint Martin's Abbey, over land development through "Design Guidelines" and other conditions. In many cases, the conditions are more restrictive than the development regulations of the city, and uphold a high standard of land use. The covenants require that specific standards of development be met including: set-backs, landscaping, signs, fences, parking, storage and loading areas, design and location of utilities. The purchase and sale agreement for the state property requires that the campus "... be used for the construction and operation of state administrative office buildings comparable to the Department of Ecology facilities being constructed ..."



Landform

St. Martin's Vicinity



500 ft 1500 ft 2500 ft



Proposed Campus Buildings



Existing Building



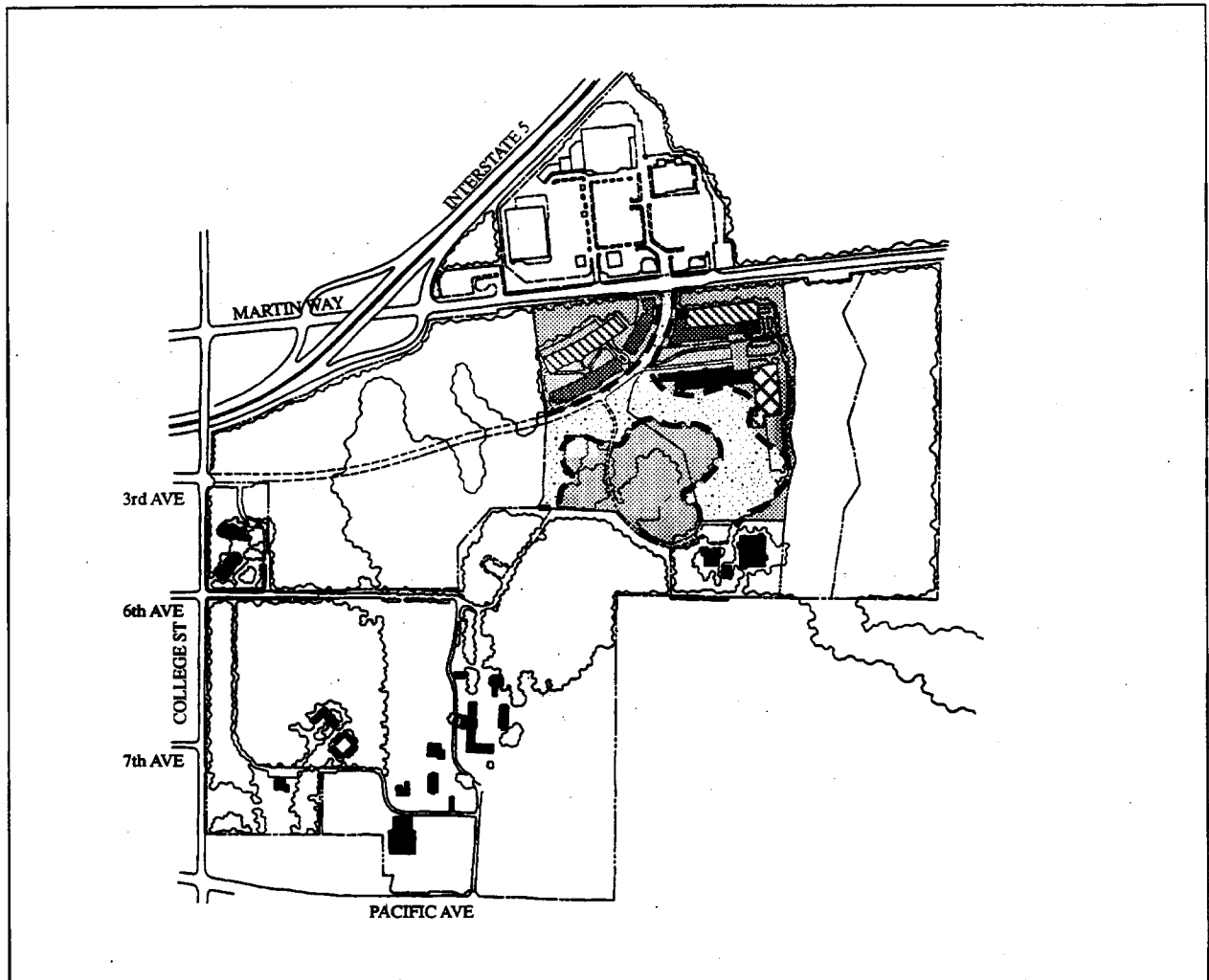
Existing Parking Structure



Topographic Slope
(10 foot intervals)

Landform

Most of the campus site is relatively flat, with slight undulations accenting the gentleness of the meadows. The land rises gently to the south, toward the Abbey hill, where it tilts slightly to the west. Most of the site is higher than Martin Way with the northern quarter of the land sloping steeply down to the road. Some slopes in the panhandle portion of the property, north of the Ecology Headquarters building near Woodland Creek, have a gradient of twenty-five percent.



St. Martin's Vicinity

Open Space



500 ft 1500 ft 2500 ft



Campus Meadow / Open Space



Existing Building



Proposed Campus Building



Existing Parking Structure



Proposed Campus Parking Structure

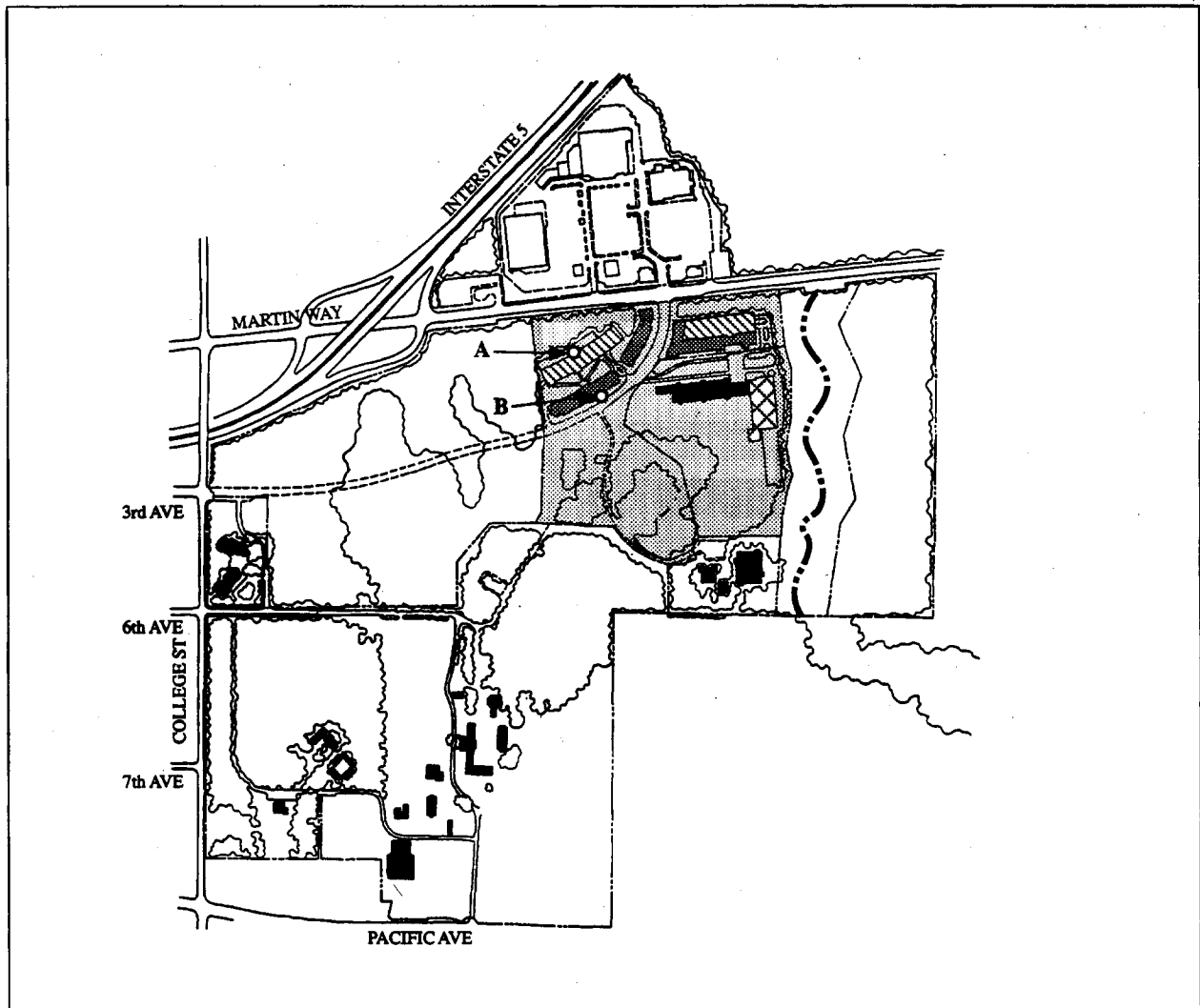


Other Proposed Building

Open Space

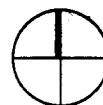
The monastery properties are remarkable. The Lacey campus is a microcosm of Saint Martin's Park. Tall, dense stands of predominantly mature second-growth Douglas fir define the exterior edge of the site and the meandering meadows that are like great outdoor rooms. Starting in the open fields of the college, west of Old Main and below the Abbey hill, the meadows wend their way north into Saint Martin's Park. In the shape of a great horseshoe, the meadows turn east, then south, through the campus site, terminating at the edge of the Abbot Raphael and Sawyer Halls south of the Ecology Headquarters building. The meadows are a unifying visual path across the park, providing a natural development framework and linkage among all the users of the site.

This setting will be a symbolic, as well as physical, bond between the century-old institution of worship and learning and the visionary 21st century workplace of the state campus.



Wetlands and Creeks

St. Martin's Vicinity



500 ft 1500 ft 2500 ft



Lacey Campus



Wetland



Woodland Creek

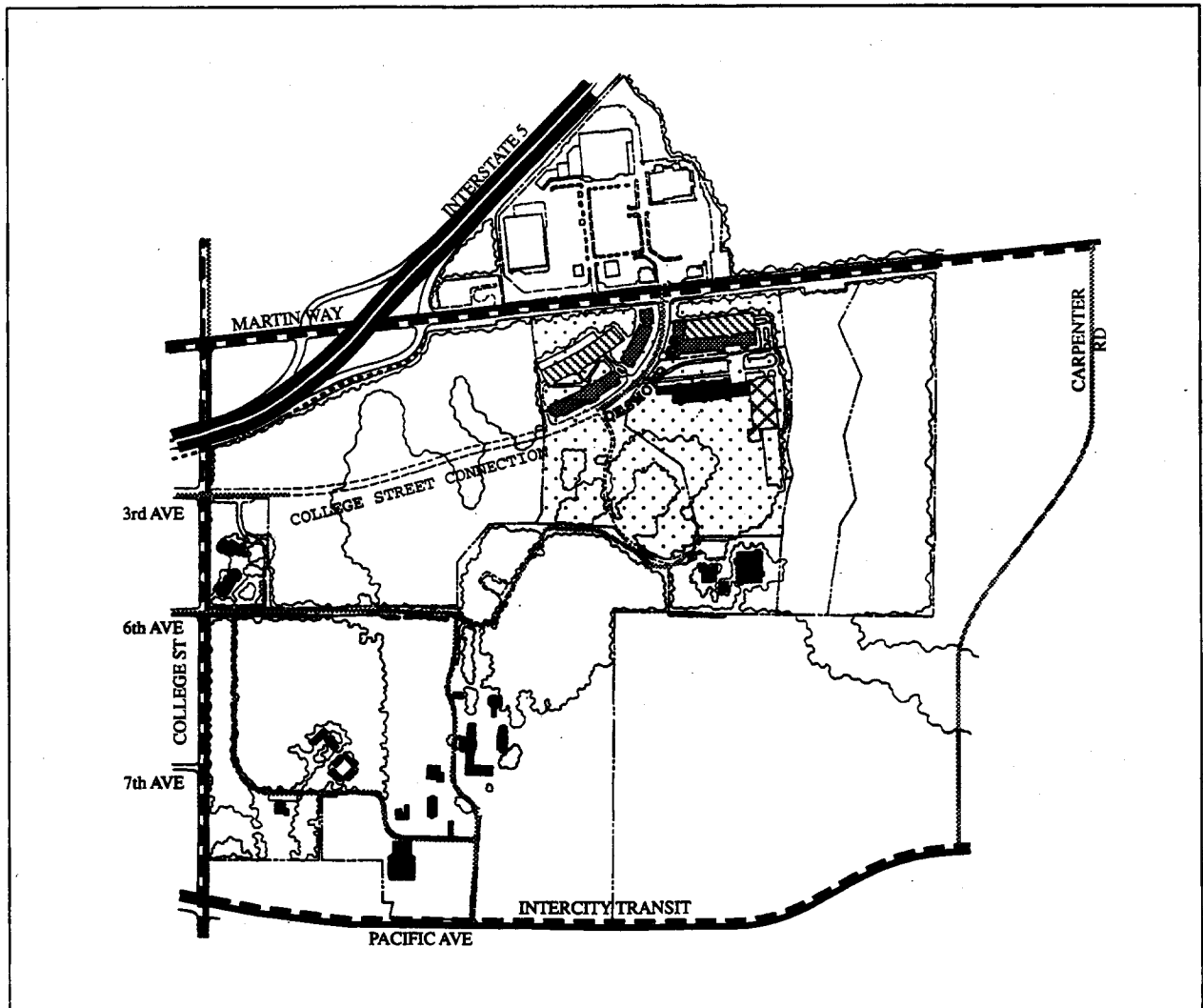


Creek Corridor

Wetlands and Creeks

Two small wetland areas exist on the campus site. To allow optimum development of the plan, filling of the two wetlands is desirable. The larger of the two (wetland A) is slightly over 2,500 square feet and will require mitigation under City of Lacey ordinance. Mitigation may be satisfied through enhancement of other wetlands off-site. Wetland B is less than 2,500 square feet and is allowed to be filled under the United States Army Corps of Engineers Section 404 permit.

Woodland Creek, east of the state property, is in a designated streambelt corridor, extending 200 feet to either side of the waterway. The corridor area contains a number of trails, and the creek supports downstream spawning areas.










Roads and Transportation

St. Martin's Vicinity



500 ft 1500 ft 2500 ft

-  Lacey Campus
-  Interstate
-  Major Arterial
-  Minor Arterial/Local Road
-  Proposed Road
-  Intercity Transit
-  Multi Use Path

Roads and Transportation

Interstate 5 dominates the roadway network in the campus vicinity. Just northwest of the site is a signalized interchange with Martin Way, the principal east-west arterial serving the site on the north. Martin Way connects the campus site west to Olympia and east into the Hawks Prairie Center of Lacey and surrounding residential areas.

Of the north/south arterials, College Street is west of the site and is a four-to-five lane major arterial which will connect with the campus via a planned extension of Third Avenue Southeast. East of the campus site, Carpenter Road is a two lane minor arterial connecting to southeast Lacey.

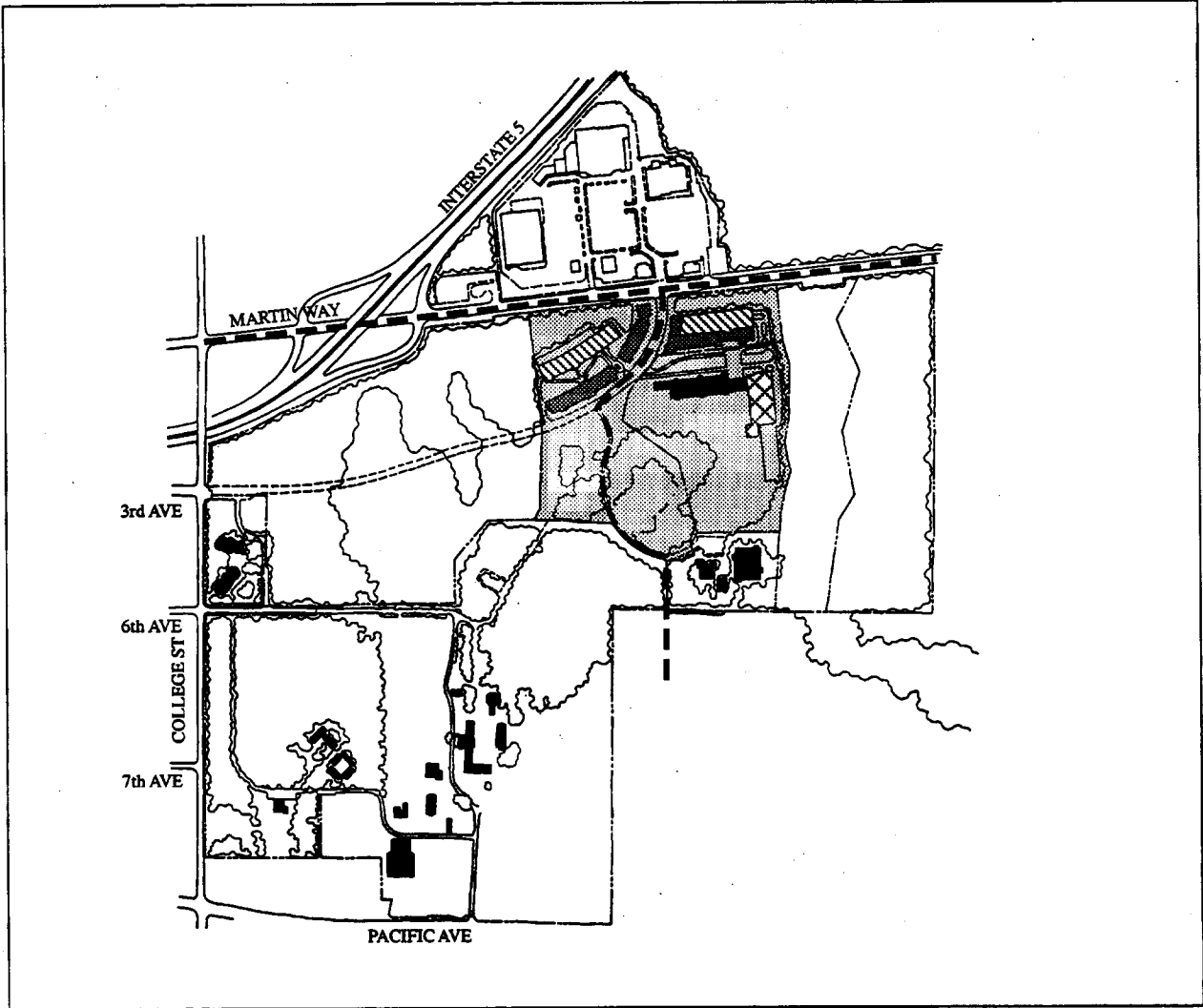
Third Avenue Southeast is an east-west arterial directly tying to an eastbound exit ramp from I-5 and currently terminating at College Street. The City of Lacey's Transportation Plan has proposed extending Third Avenue Southeast across College Street through the campus site and then connecting with Martin Way. The easternmost 1,000 feet of roadway through the campus site will be called Desmond Drive in accordance with site covenants.

Transit

The campus vicinity is served by Intercity Transit with major routes along College Street Southeast, Martin Way and Pacific Avenue. A park-and-ride facility is located northeast of the Martin Way/Interstate 5 interchange. A transit center exists at South Sound Center, west of Sleater-Kinney Boulevard, south of I-5. Intercity Transit proposes the facility be relocated closer to the Lacey campus on a site between Sixth and Seventh Avenues, west of Woodview. The new transit center will be about 2.5 acres. Eleven bus routes will operate through the new Lacey transit center when it is completed in late 1994.

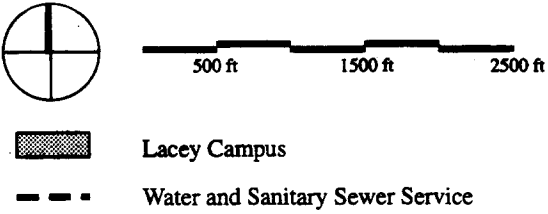
Through a partnership between General Administration and Intercity Transit, shuttle service is provided between state office centers in Lacey and Olympia. Pierce County Transit provides commuter service on Interstate 5, with southbound stops in Olympia, shuttle connection to Lacey, and northbound stops on Martin Way in Lacey. Commuters from Pierce County are expected to be provided with a transit stop on Martin Way at the campus entrance as merited by demand as the campus is completed.

Desmond Drive has been constructed from a signalized intersection at Martin Way to provide access to the Department of Ecology Headquarters building. It will extend through the campus site in approximate alignment with Third Avenue Southeast, and will be a four-lane minor arterial that passes through Saint Martin's Park to College Street. Presently, Sixth Avenue provides access to the Abbey hill and continues to Saint Martin's Cemetery and Abbot Raphael and Sawyer Halls. The Abbey has proposed vacating Sixth Avenue east of the cemetery thus excluding state campus and Saint Martin's Park traffic from the Abbey grounds. A new two-lane road will be constructed extending Desmond Drive south to provide access to Abbot Raphael and Sawyer Halls.



Utility Lines

St. Martin's Vicinity



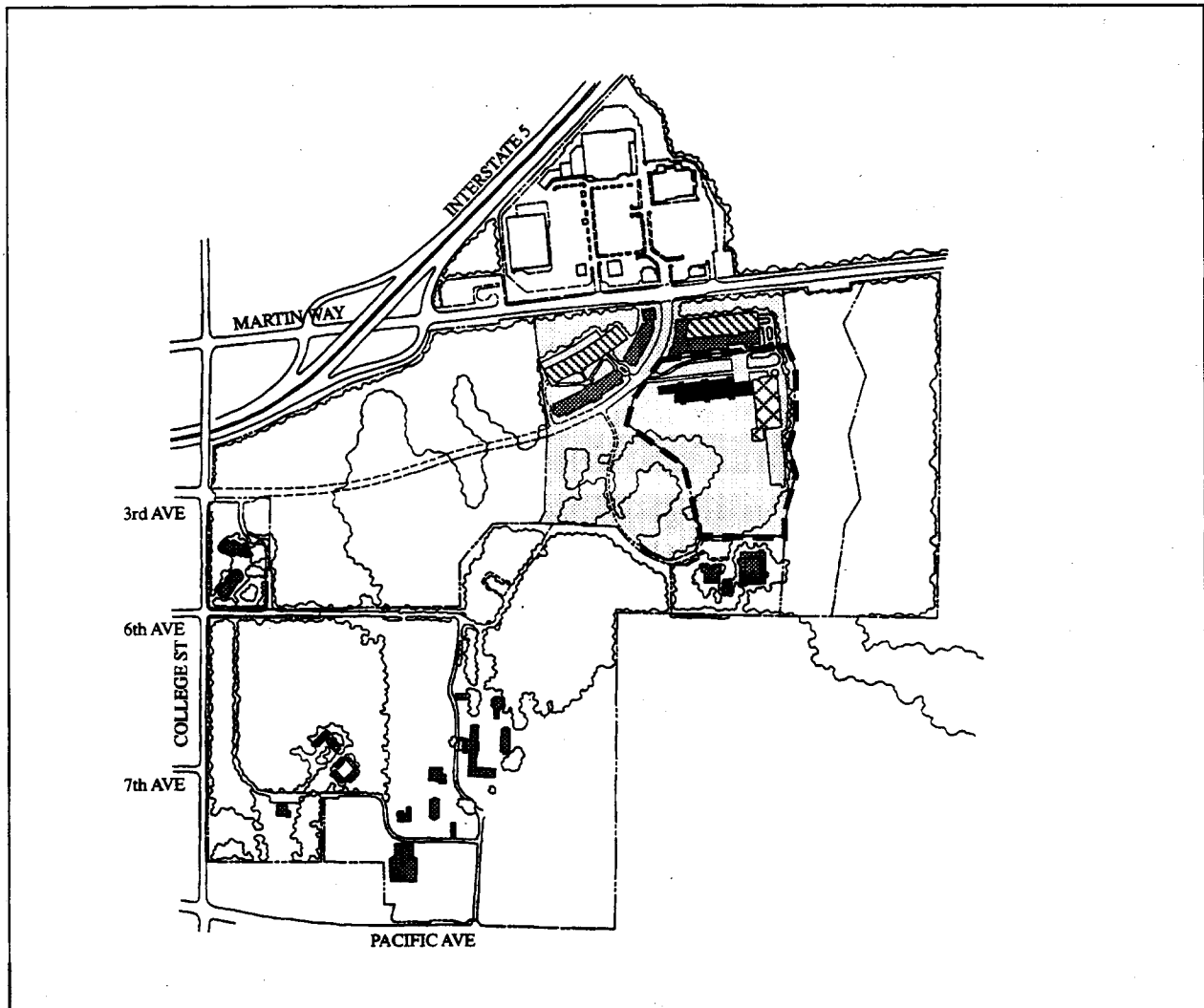
Utilities and Public Services

Water and sanitary sewer service is planned to serve the site through new mains in the Desmond Drive right-of-way connecting with city systems at Martin Way. Capacity of both systems will be sufficient for development of the Lacey campus. Prior to connection with the city system, the Abbey property was served by springs north of Martin Way. These springs are still available as a source of irrigation water.

Stormwater for the Abbey is currently handled in two lagoons just west of the campus site. The lagoons have historically provided treatment for College and Abbey sanitary effluent and stormwater. The Abbey is in the process of connecting to the planned north/south sewer main traversing the Lacey campus via a gravity line along the south edge of the site. The Abbey intends to continue utilization of the lagoons for stormwater detention and treatment.

A stormwater system, designed to serve the Ecology Headquarters building, has been developed within the bounds of the site. To accommodate the new campus buildings, an area has been reserved just south of the Desmond Drive/College Street connection adequately sized to handle stormwater on-site. It is preferable, however, to participate in the joint development of a regional stormwater system with Saint Martin's Abbey and the city of Lacey on Saint Martin's Park property if it should prove feasible.

Other public services will be provided by the city of Lacey. Police headquarters is at 420 College Street, within a quarter mile of the campus. Fire protection facilities and personnel are of a capacity and response time considered reasonable by the district authority. City administrators expect that available resources should easily handle campus demand for police and fire protection and solid waste disposal facilities.



Department of Ecology Headquarters Building

St. Martin's Vicinity



500 ft 1500 ft 2500 ft



Lacey Campus



Department of Ecology Headquarters Building



Boundary:
Portion of Lacey Campus developed in conjunction with DOE building

**Department of Ecology
Headquarters Building**

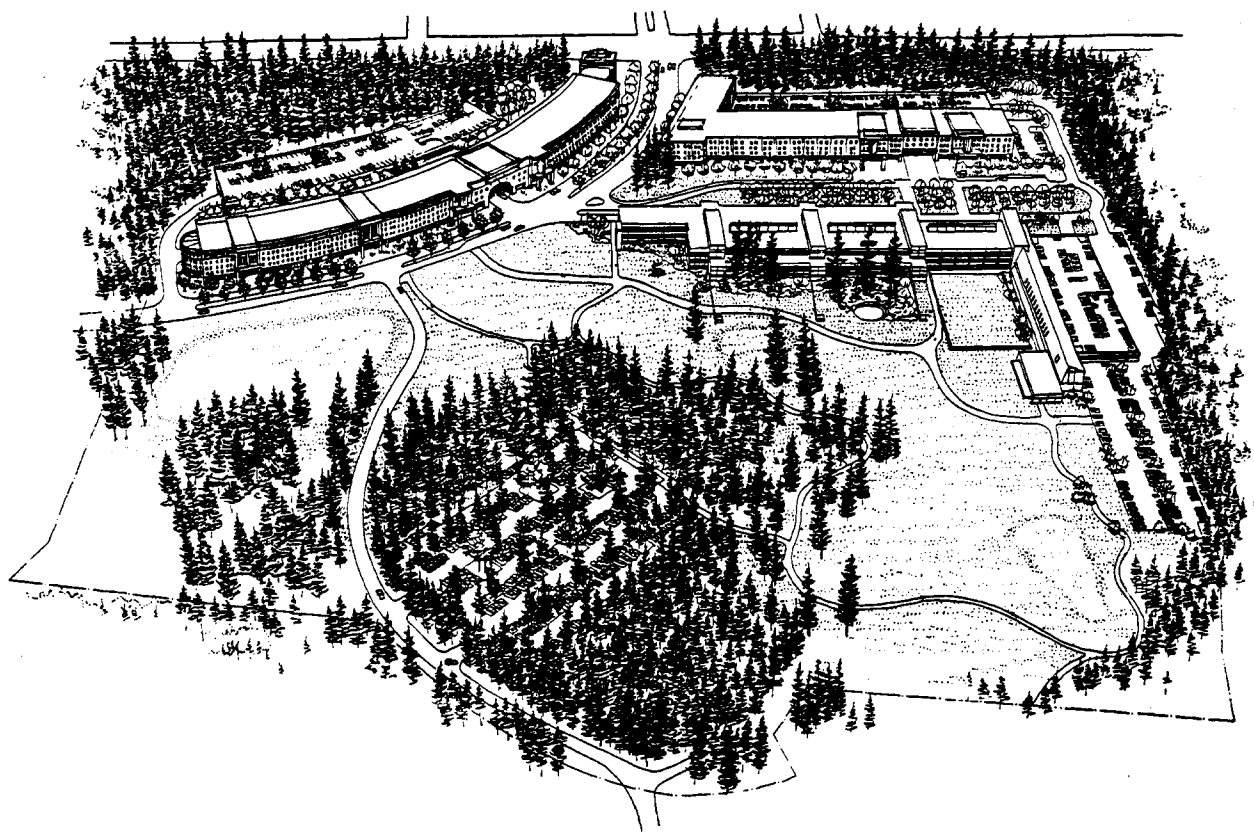
The Ecology Headquarters building represents the first phase of construction on the Lacey campus. The building provides 323,000 gross square feet of office space on three floors and 500 parking spaces in a parking garage. Surface parking contributes an additional 284 spaces. The overall parking ratio is 2.5 stalls per 1,000 gross square feet. Vehicle access is from the north via Martin Way and in the future, from the west via the Desmond Drive/College Street connection. The building, sited to preserve the woods and meadow to the south, is a cornerstone for future campus development.

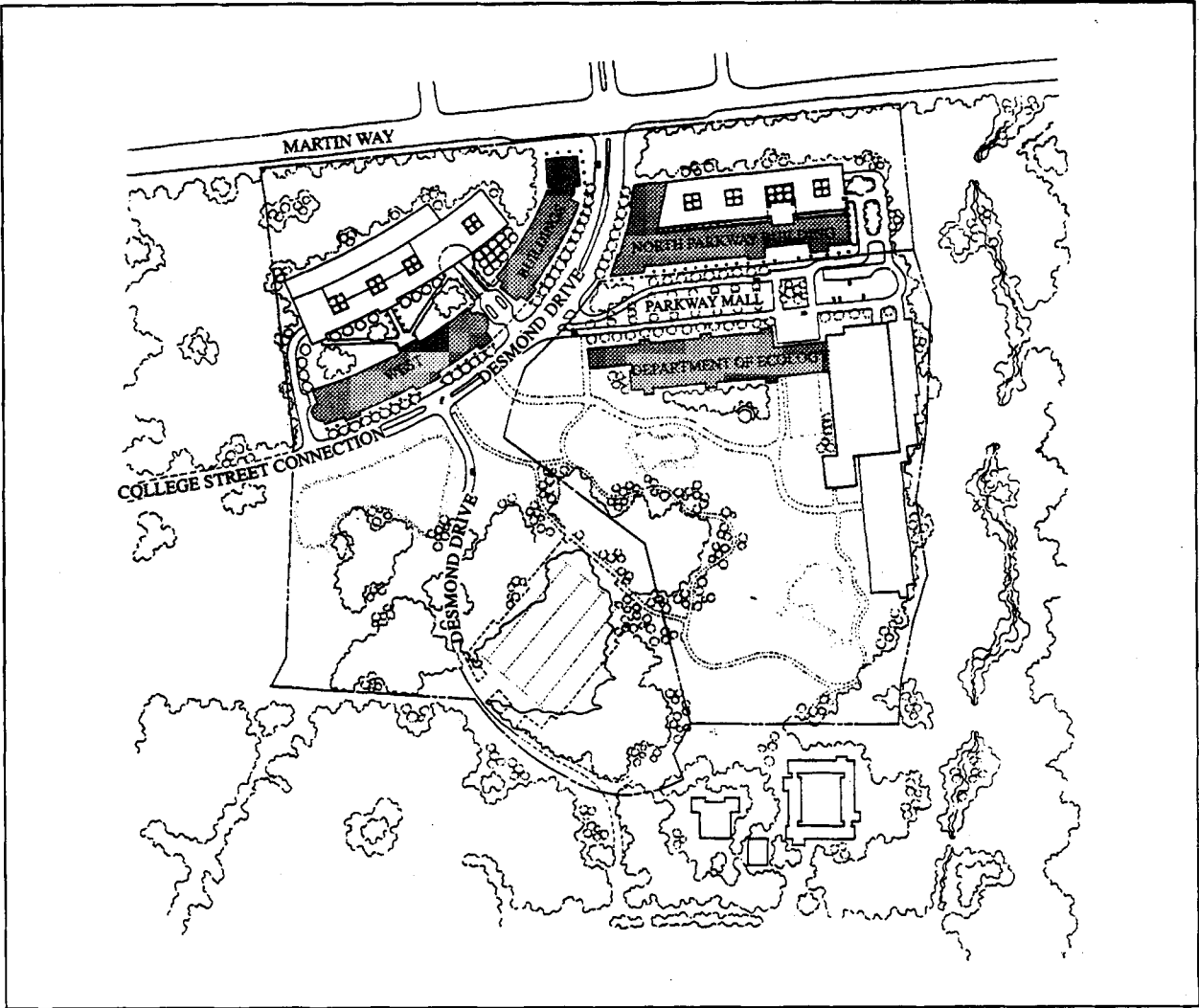


Department of Ecology Headquarters building
M.A. Mortenson Design Build Contractor

The Plan

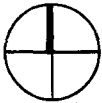
Lacey Campus Plan
Building Massing
Open Spaces
Saint Martin's Physical Setting
Vehicle Access and Parking
Transit
Bicycle Paths
Pedestrian Walks and Trails
Stormwater Management





The Lacey Campus Plan

Campus Site



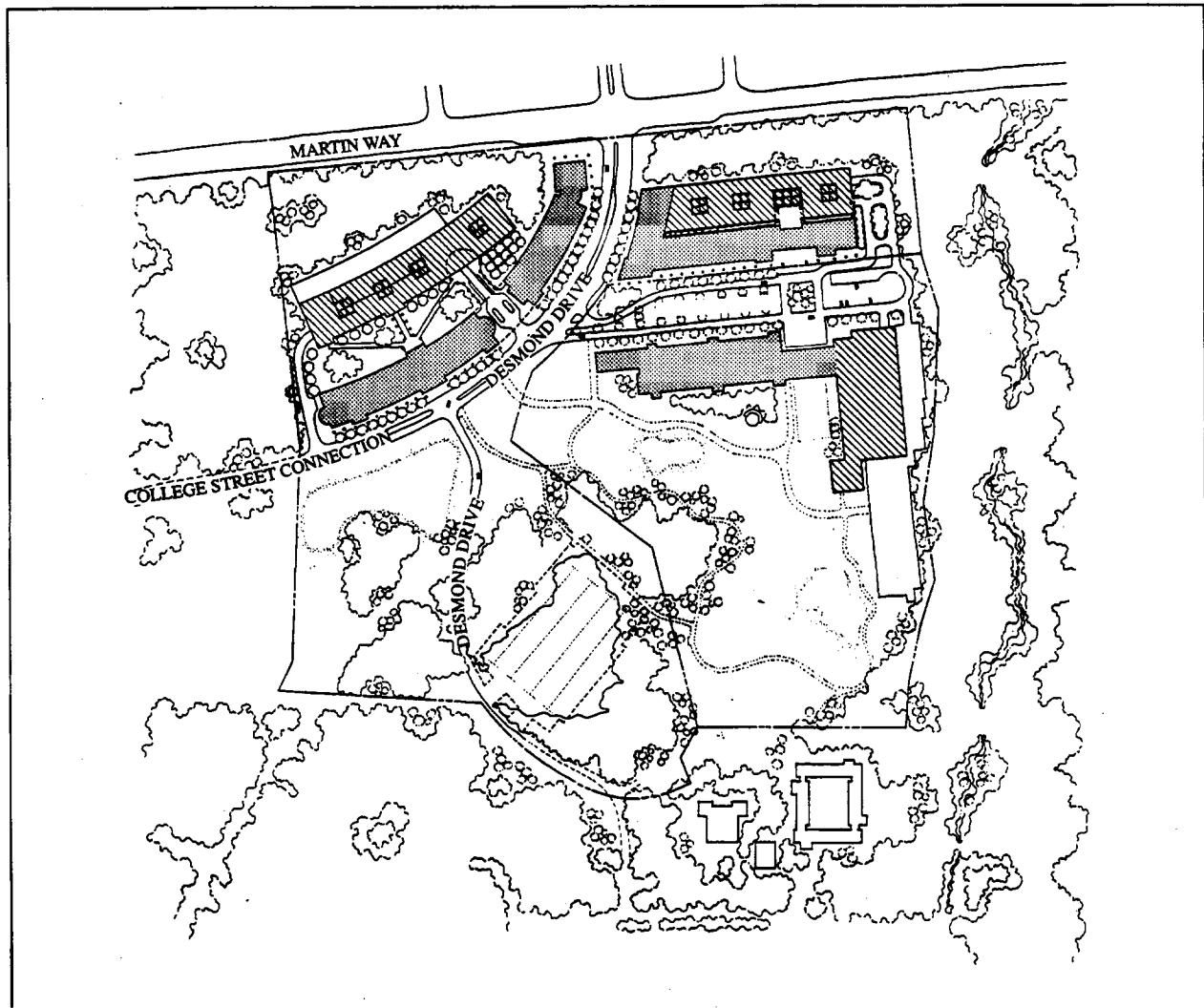
200 ft 600 ft 1000 ft

The Lacey Campus Plan

The Lacey Campus plan is a framework for development conceived to bind the history and natural quality of the site into a 21st century workplace for State of Washington employees and the public.

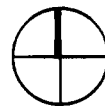
The plan is the result of an open, pluralistic process during which a number of alternative concepts were presented and evaluated. The resulting plan represents a synthesis of ideas and opportunities which best meet the goals set out for the plan. The plan is a vision for the manner in which a public workplace can be sensitively integrated with the land. In seeking to maintain the remarkable character of the site, the plan for the Lacey campus, through design and policy goals, encourages alternative means of transportation to and within the site. By recognizing, maintaining, and augmenting historic spaces on the site, the cultural integrity of Saint Martin's Abbey and College is preserved.

The plan has been developed on three levels. At the largest scale, the master plan is focused on urban design. In this case, it is the creation of a new district within the city. Urban design involves the coordination of buildings, open spaces, and circulation patterns to give a district a distinctive character while integrating it with the larger framework of the city and region. On the next scale, the plan involves individual groups of buildings and open spaces coordinated to create a sense of wholeness and cohesiveness. Finally, because the plan will be carried out in increments, the individual buildings, streets, and spaces play roles as parts of the general cityscape and specific landmarks or focal points.



Building Massing

Campus Site



200 ft 600 ft 1000 ft



Office Building



Parking Structure

Building Massing

The plan envisions buildings placed in close proximity to one another to shape new outdoor spaces, retain existing meadows and tree stands, and to encourage pedestrian movement among buildings, agencies and support services.

There are three definitive building components in the plan, each carefully sited and scaled with respect to the others and to the land to achieve physical harmony and realize the goals of development. These three components are the North Parkway building, the West building, and the Department of Ecology Headquarters building.

The Ecology building, at the eastern edge of the campus, is sited against the tall firs of the Woodland Creek Preserve. The parkway and entry court for the building are to the north. The Ecology Headquarters building has far-reaching southerly views of the meadows leading to Abbot Raphael and Sawyer Halls. Structured parking is provided in the east wing of the new building. The Ecology Headquarters building is a centerpiece of the Lacey campus and a cornerstone for the development of the master plan.

The recommended second component of the plan is a new, three- to four-story office structure to the north of the Ecology Headquarters building. This building completes the north edge of the Ecology parkway and entry court. Along its western end, it stretches north to reinforce the street profile and serves to assist in forming the gateway of the Desmond Drive entry. An ancillary 480-stall parking structure adjoins the building to the north. It is set into the grades to step down the steep slope of the hillside.

The site section drawings on page 62 provide a closer look at the proposed building configuration.

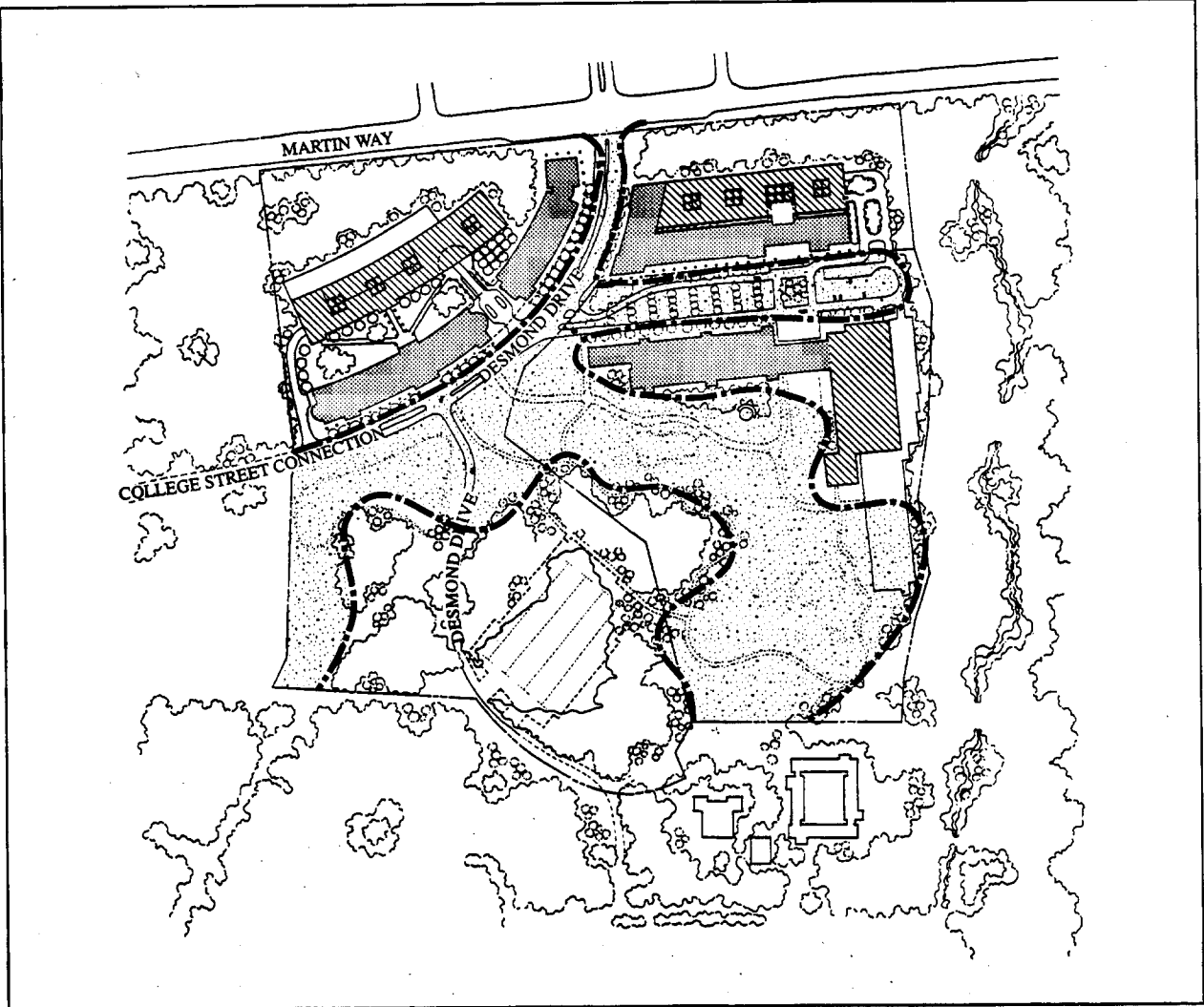
The West Buildings are the third component of the plan. They are positioned and shaped to resolve a number of site, entry, and public space requirements, breaking the tree wall at Martin Way with a distinctive form symbolizing a gateway. The gateway lobby provides a climate-controlled arrival and departure space and serves as the major pedestrian entrance to the campus site. The lobby also serves to provide an accessible route from Martin Way up to the level of the campus buildings, utilizing an elevator and/or escalator to facilitate pedestrian movement over approximately 25 feet of rise.

The buildings' crescent shapes address the street as an almost continuous structure, giving emphasis to the street and to its role as an important pedestrian way through the campus. Beginning at their western end, the buildings are a continuation of the tree line, forming the northern wall of the meadow. With its great sweep, the crescent anchors and unifies the entire northwest corner of the campus. The roadway expresses the limits of development, protecting and preserving the open meadow to the south.

The north entry to the campus is a narrow corridor, well defined by the landscaping and buildings. It is intended to be a foil to the great meadow which, as the crescent peels away, is revealed alongside spectacular open views into the site.

A break in the crescent accommodates a roadway for auto drop-off at one end of an open courtyard. A parking structure north of the buildings creates an edge to the space but remains low by stepping down the slope toward Martin Way. Access to the parking structure is dispersed with an additional roadway at the western edge of the courtyard.

The campus plan incorporates one million gross square feet of office and support space for some 4,000 employees, including the Department of Ecology. The Ecology Headquarters building is comprised of 323,000 gross square feet, accommodating 1,200 employees. The North Parkway building and the West Buildings are programmed for 240,000 and 440,000 gross square feet, respectively. Together, these buildings will provide working and support space for 2,800 employees.



Open Spaces

Campus Site



200 ft 600 ft 1000 ft



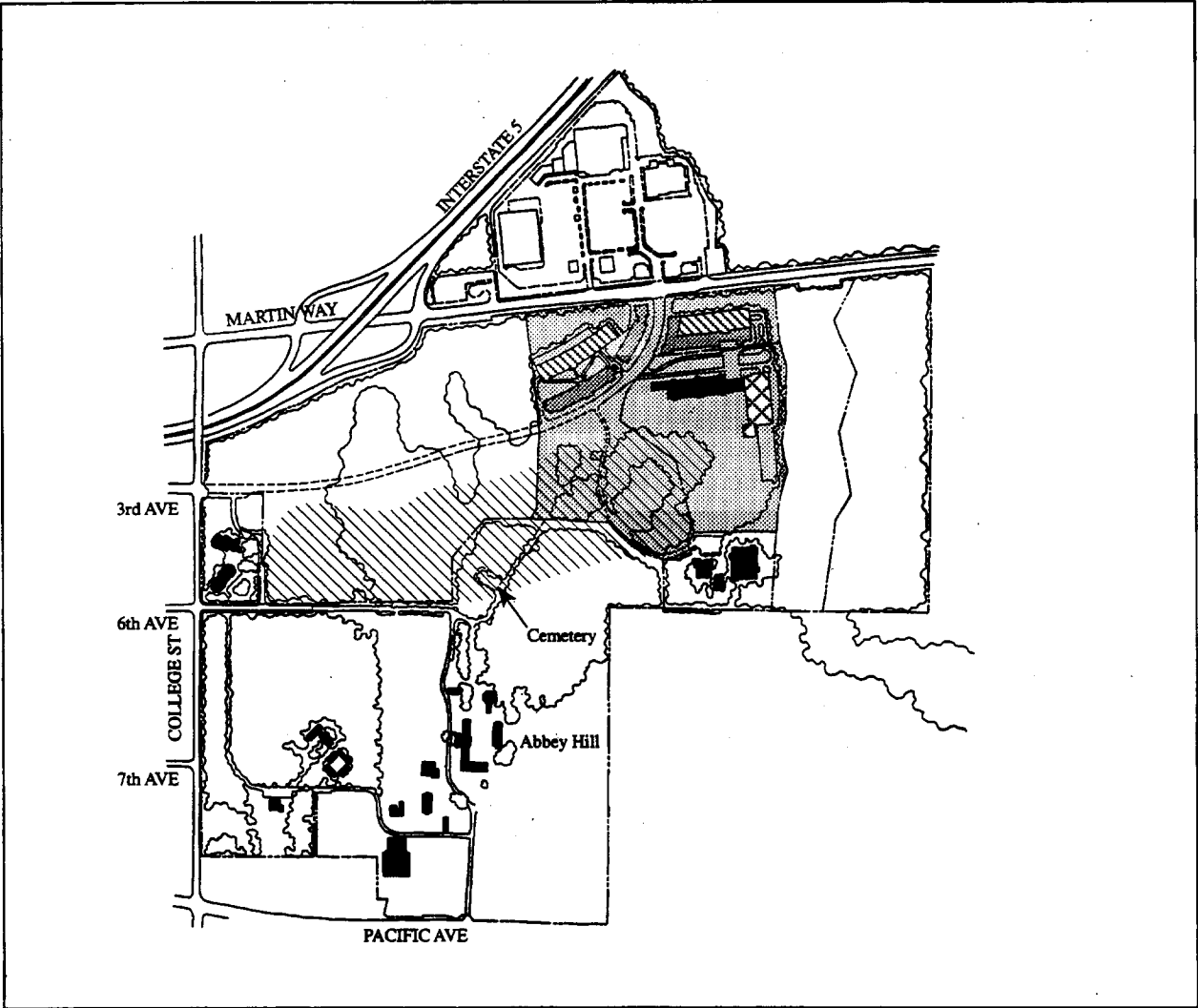
Campus Meadow/Open Space

Open Spaces

The three-story, L-shaped Department of Ecology Headquarters building reinforces the tall stands of Douglas fir, acting as a wall to the great outdoor room and redirecting the east-west flow of the meadow to the south, toward Abbot Raphael Hall. Looking north from Abbot Raphael and Sawyer Halls or looking east from the West Buildings, the Ecology building both terminates and balances the open space of the meadow.

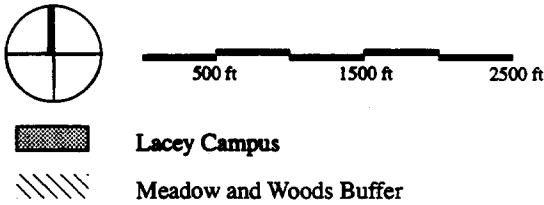
The West Buildings continue the northern wall of the meadow, which is shaped by a line of Douglas fir and deciduous trees. From the west, its facade deflects the meadow as the green open space makes its way from the college grounds to the north and then toward the Ecology Headquarters building. As the long curve recedes, it frames the Desmond Drive/College Street connection corridor, shaping a tighter passage to Martin Way. Viewed from the south or east, the crescent engages the Ecology Headquarters building to form a continuous enclosure to the north edge of the meadow.

The West Buildings also provide enclosure for the space defined by the Parkway Mall. There is a clear view of the meadow as the building walls curve away and expansive vistas open to the south and west.



Saint Martin's Physical Setting

St. Martin's Vicinity

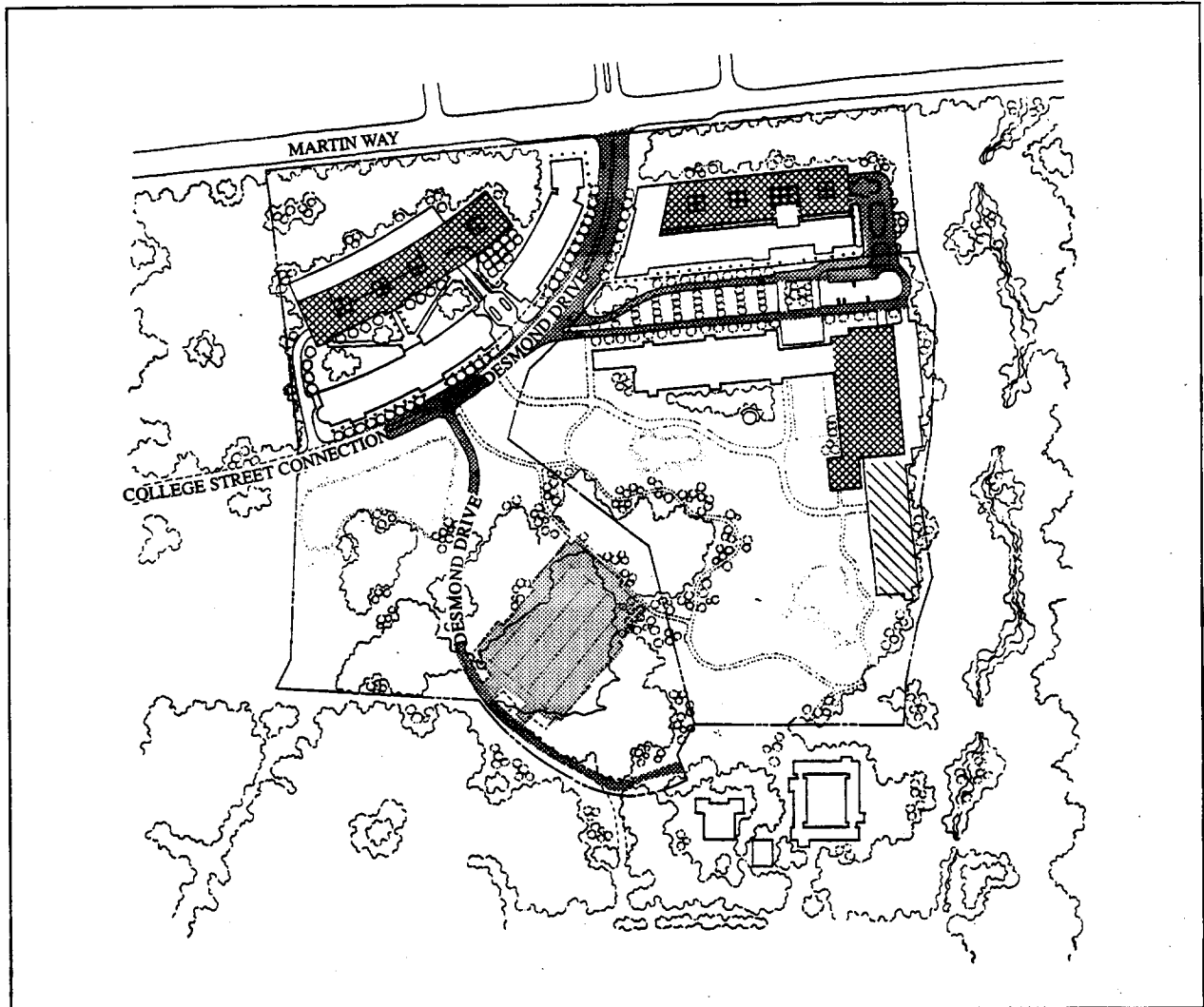


**Saint Martin's
Physical Setting**

Specific meadows and tree stands, both on the campus site and elsewhere on Saint Martin's property, are places of landscape significance to the Abbey. Their presence, as recognized in the plan, will serve as a buffer between the Abbey and the campus and provide the continuation of an historic setting. These places include the large stand of trees and adjoining meadows north of the Abbey hill, and Saint Martin's cemetery and its approach - an historic processional route.

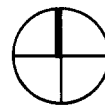
Respect by the plan for the physical setting is reflected in compact building shapes, subordinate in height to the trees, and buildings clustered to avoid sprawl.

The plan prevents vehicular intrusion to the Abbey by limiting campus traffic to Third Avenue Southeast, with Saint Martin's Abbey and College traffic carried by Sixth Avenue.







Vehicle Access and Parking

Campus Site



200 ft 600 ft 1000 ft

-  Vehicle Access
-  Surface Parking
-  Potential Surface Parking
-  Parking Structure

Vehicle Access and Parking

Desmond Drive/College Street connection will be designed as a four-lane minor arterial road with five lanes at the Third Avenue Southeast/College Street and Desmond Drive/Martin Way intersections based on City standards. A two-lane southerly extension of Desmond Drive will provide access through the campus to Abbot Raphael and Sawyer Halls, still under ownership of Saint Martin's Abbey. At the western edge of the site, the roadway will follow a corridor approximately aligned with Third Avenue Southeast extending through Saint Martin's Park eastward from College Street. Design of both roads will meet the City's requirements and the "Protective Covenants, Conditions and Restrictions 'Design Guidelines for Saint Martin's Park' ".

The plan represents a strong response to State of Washington growth management and commute trip reduction legislation and to the goal of preserving the natural qualities of the site. Recent growth management goals and clean air trip reduction legislation require the use of Transportation Demand Management (TDM) programs. A TDM program will discourage the use of single occupant vehicles (SOV) and support the use of transit and alternative modes of commuting. Multi-use bicycle and pedestrian paths accompany new roadways. Buildings in close proximity to each other and the roadway encourage foot traffic between offices and support spaces and utilization of public transit. Additionally, transit lobbies are included in the West Buildings along the Desmond Drive/College Street connection. They offer commuters a full view of the roadway and transit vehicles in a well-lit, weather protected area.

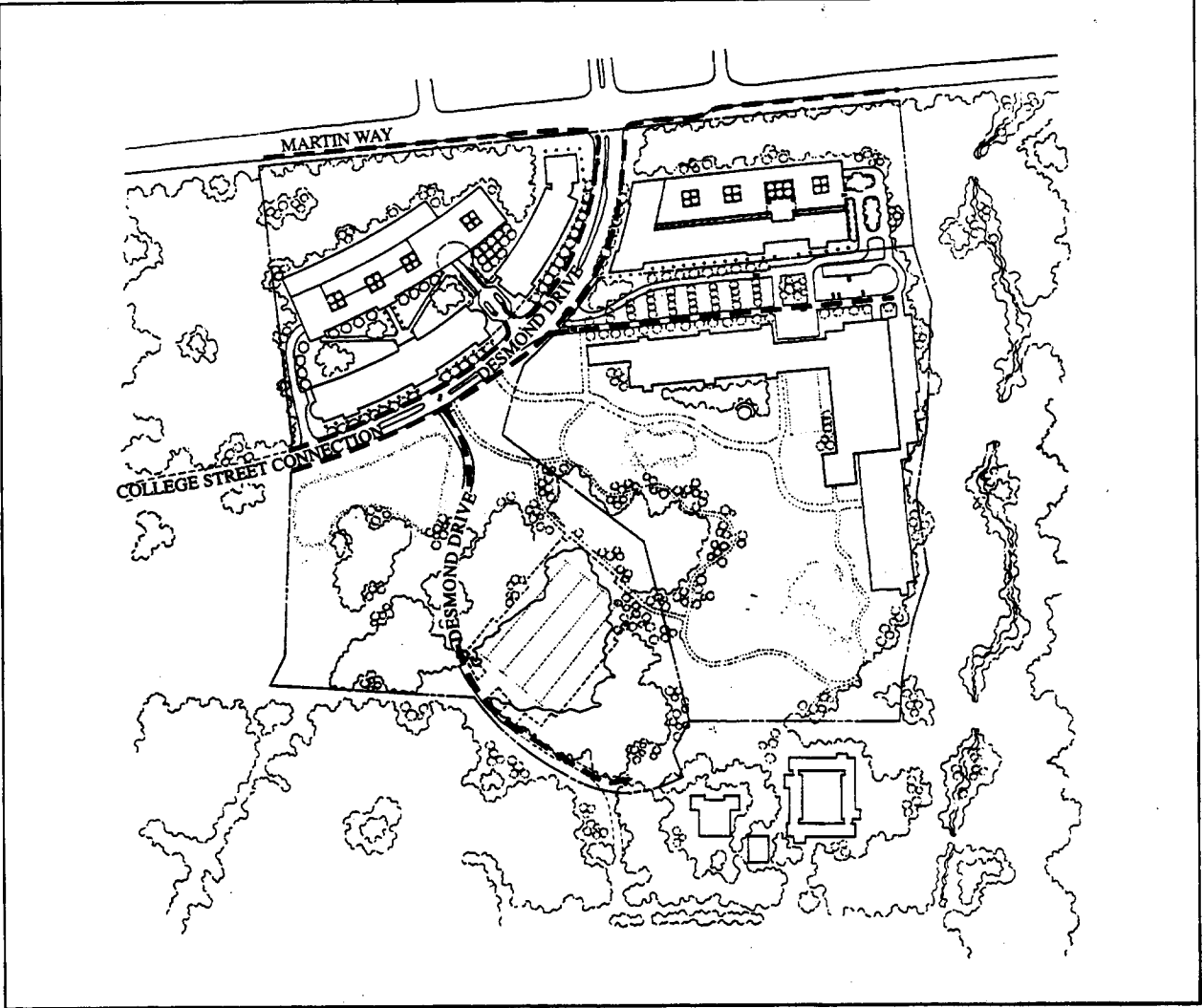
Parking ratios are the minimum allowed under City of Lacey Zoning Code: 2.5 stalls per 1,000 gross square feet of building. Structured parking is associated with each of the building components in order to reduce the impact of parking on the site. At the North Parkway building, 480 spaces are provided on three levels of structured parking. The parking structure north of the West Buildings accommodates 880 cars on three to four levels. If necessary, parking for 340 cars could be provided on grade in a clearing among the trees on the road to Abbot Raphael and Sawyer Halls. It is hoped that the need for these spaces will not arise due to a strong TDM program allowing the natural state of the proposed clearing to remain untouched.

Transit

Existing transit service in the vicinity of the campus can be re-routed onto the Desmond Drive/College Street connection to provide more convenient transit service to the Department of Ecology Headquarters building and the campus site. A single bus stop in the westbound direction on Desmond Drive/College Street connection would efficiently serve the proposed campus. An eastbound bus stop/pullout is planned to be built in conjunction with the construction of the Ecology site and near the driveway to that facility. The proposed new transit center (between Sixth and Seventh Avenues, west of College Street) will facilitate shuttle connections directly to the campus.

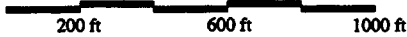
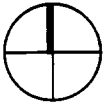
According to Intercity Transit, bus pullouts could be physically accommodated. Decisions on specific locations will follow detailed site planning.

Shuttle bus service to and from off-site parking lots may satisfy a portion of required on-site and any excess parking demand. General Administration plans to expand its partnership activities with Intercity Transit which now includes a shuttle service linking state office centers in Lacey and Olympia. This service may be expanded to include potential links to shared parking facilities outside the campus site. Coordination of the service will involve several parties including the Department of General Administration, Intercity Transit, the City of Lacey, and local private parking lot owners.



Bicycle Paths

Campus Site



--- Proposed Bicycle Path

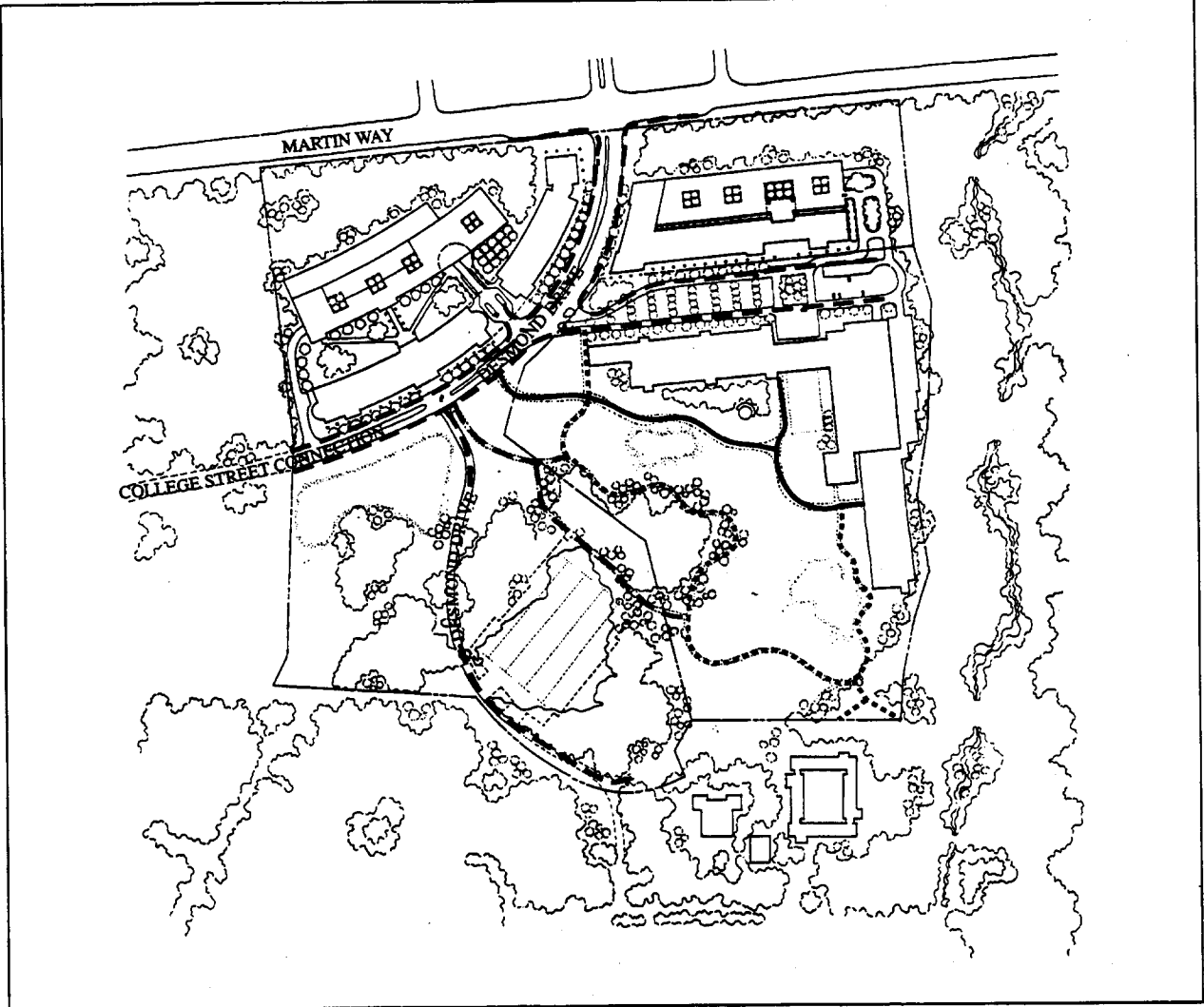
Bicycle Paths

Both Desmond Drive/College Street connection and the entrance loop to the Department of Ecology Headquarters building will have dedicated bicycle lanes. Secured bicycle parking, well-lit and convenient to building entries could be provided as part of each building's parking program. Bicycle lanes and other circulation elements will be designed to the standards of both Saint Martin's "Design Guidelines," and the City of Lacey. For example, a five-foot lane is required for bicycles where they share the right-of-way with motor vehicles.

The 1991 Master Plan recommended far reaching strategies to improve the long range convenience of bicycle travel to the Lacey campus. Some of these strategies are already reflected in the Lacey Transportation Plan, which recommends that any street widening be accompanied by bicycle facilities. Specifically, the proposed roadway improvements around the campus site on Martin Way and Pacific Avenue will increase the feasibility of bicycle access to the campus.

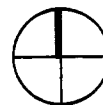
Other recommendations of the 1991 Master Plan include use of the planned abandonment of local rail corridors for direct connections between the Lacey and Olympia campuses, linking with the I-5 bikeway.





Pedestrian Walks and Trails

Campus Site



200 ft 600 ft 1000 ft

- Existing Asphalt Fire Lane
- Existing Crushed Rock Trail
- - - Proposed Pathway

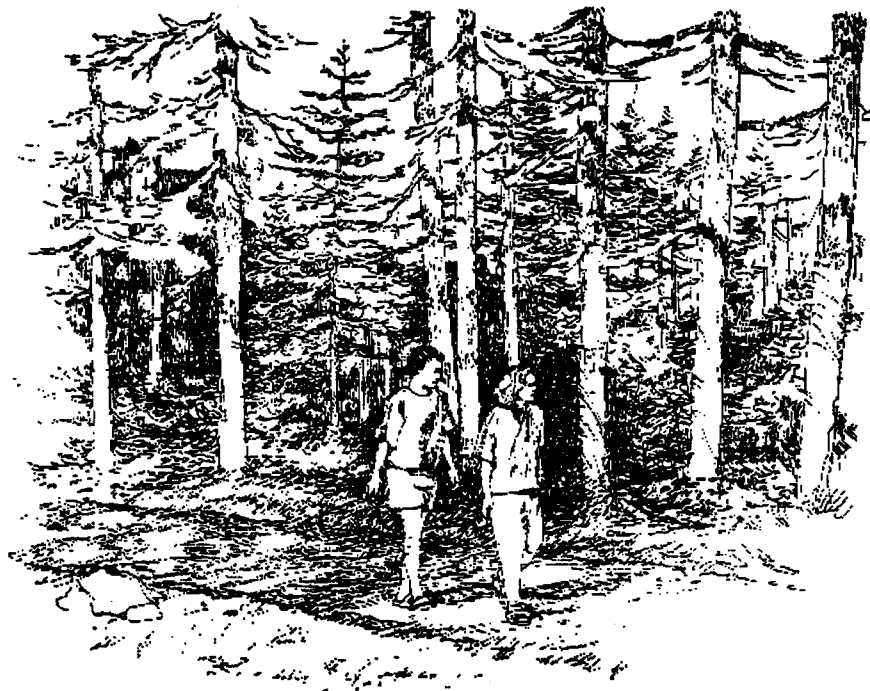
Pedestrian Walks and Trails

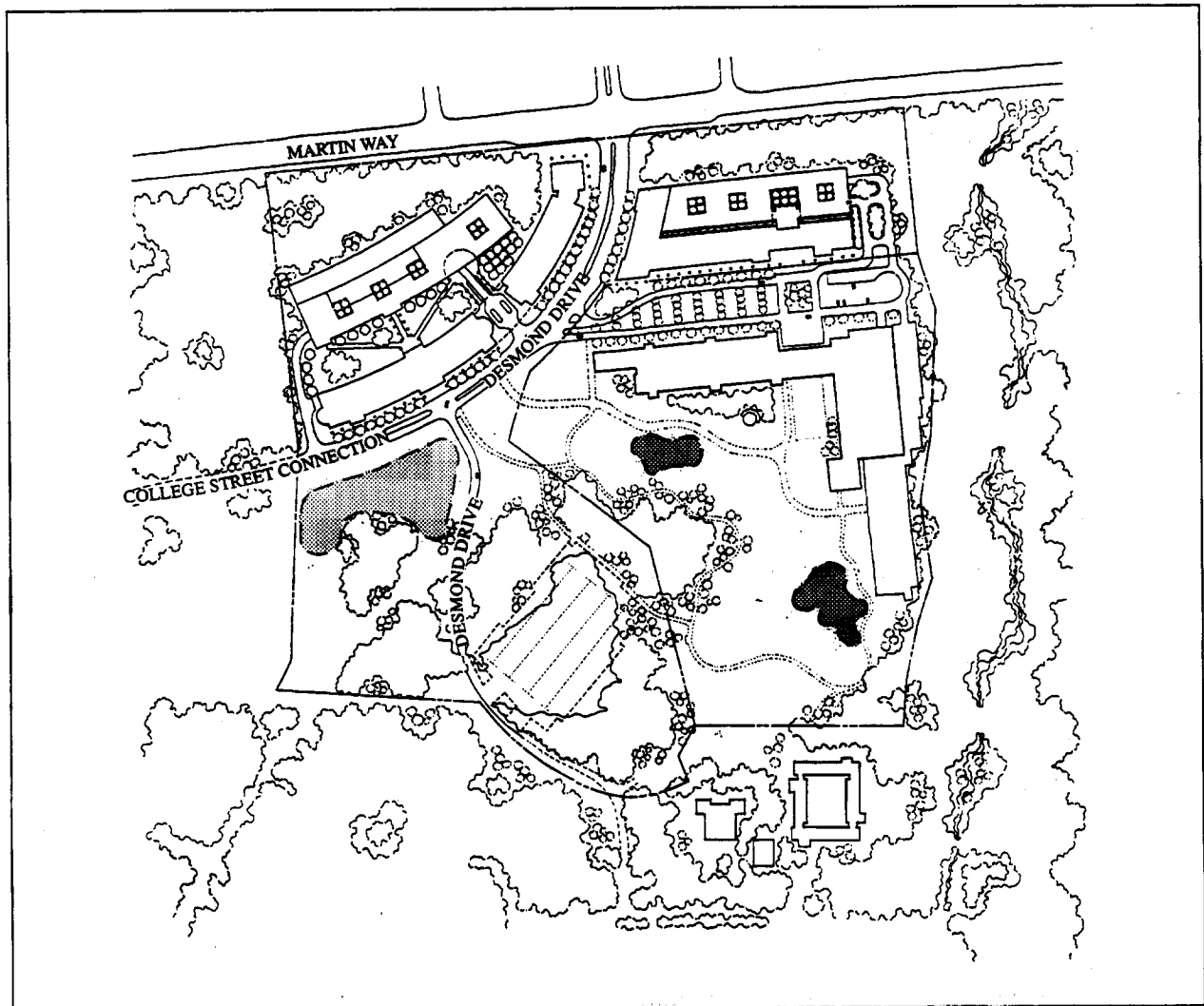
Walkways are planned in concert with the roadway system, parking facilities, transit stops and new open spaces. Based on their usage and destinations, some walkways will be lighted with furnishings suggesting stopping or resting places.

Pedestrian walks and trails are planned to encourage pedestrian circulation within the campus, and link to regional and/or community destinations.

The City's proposed Transportation Plan street widening and improvements will include sidewalks and bikeways which will encourage pedestrian access to the campus.

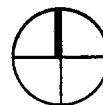
A pedestrian overpass is strongly encouraged for pedestrian safety in crossing Martin Way and to provide easier access for employees to the commercial areas to the north.





Stormwater Management

Campus Site



200 ft 600 ft 1000 ft



Existing Stormwater System



Proposed Stormwater System

Stormwater Management

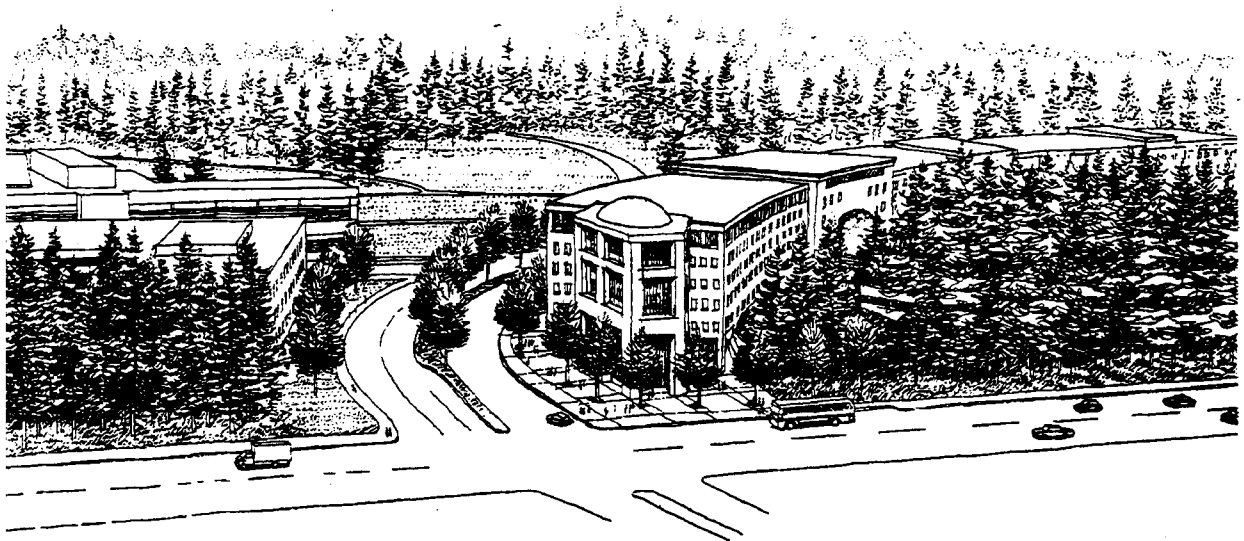
The Lacey Campus plan includes an on-site area reserved for stormwater treatment, detention and infiltration. An area of approximately two acres has been set aside southwest of the intersection of Desmond Drive/College Street connection for the required biofiltration swale, wet ponds and infiltration ponds. This is in addition to the similar surface facilities designed for the Department of Ecology site. Because the northerly portion of the site slopes to Martin Way, stormwater requirements in this area will be accommodated by underground storage vaults.

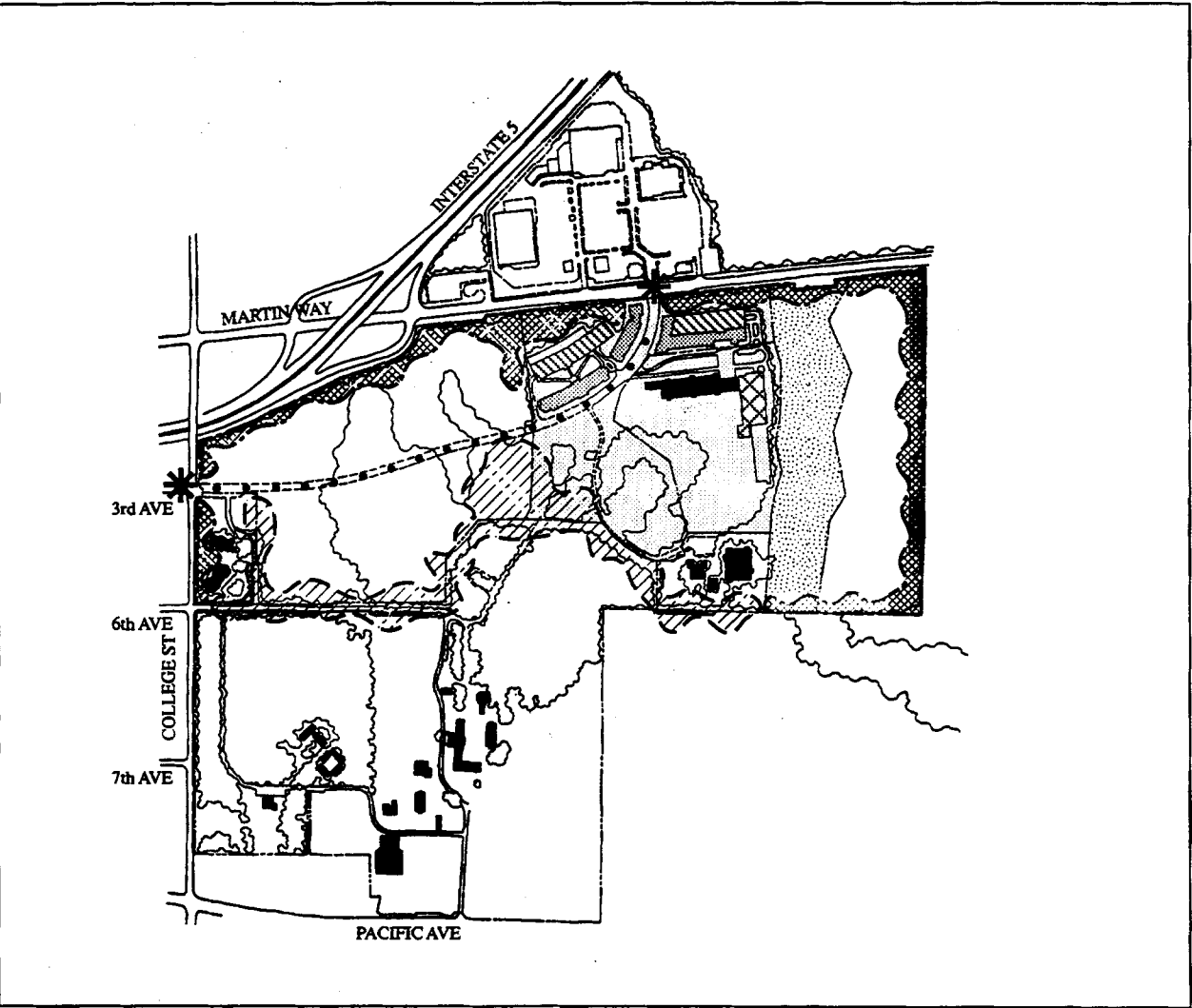
There are two wastewater lagoons west of the campus which the Abbey intends to continue using for stormwater detention and treatment. These lagoons are also under consideration for a more regional stormwater complex for use by the state campus and the city of Lacey as well as the Abbey and Saint Martin's Park. In that event, the campus on-site reserved area would be maintained as meadow.

Design Principles

Performance Standards
Urban Design
Buildings
Landscape and Open Space
Transportation

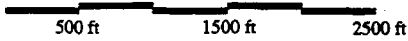
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





Performance Standards

St. Martin's Vicinity



-  Lacey Campus
-  Campus Entrance
-  Forested Buffer
-  Wooded/Landscape Buffer
-  Woodland Creek Corridor
-  Desmond Drive/College Street Connection

Performance Standards

"Design Principles" set the intended purpose and character of the plan, rather than specific guidelines such as detailed dimensions or specific materials. Design Principles are expressed as performance standards - an expression of campus goals translated into principles for further design of the plan components. This definition is in part a result of negotiations between Saint Martin's Abbey and the state to arrive at mutually acceptable design standards which will mold both the campus and as yet to be determined adjoining development. Additionally, Saint Martin's Covenants, Conditions and Restrictions establish specific "Design Guidelines" for development within Saint Martin's Park, such as street profiles, walkway widths, building materials and landscaping.

The principles are consistent with development regulations of the city and the Design Guidelines for Saint Martin's Park. They are each followed by specific strategies for implementation and are listed under the following categories:

- Urban Design
- Buildings
- Landscape and Open Space
- Transportation

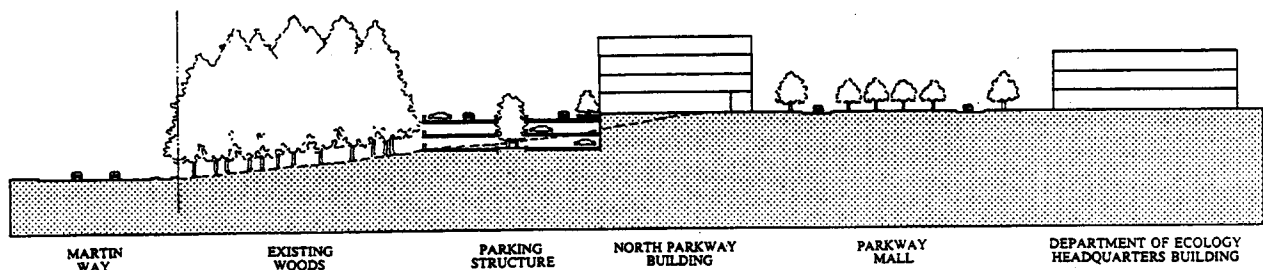
Urban Design

Urban design includes the relationships between buildings and outdoor spaces. On a larger scale, it considers the relation among the building clusters, wooded areas and meadows, and the neighboring community.

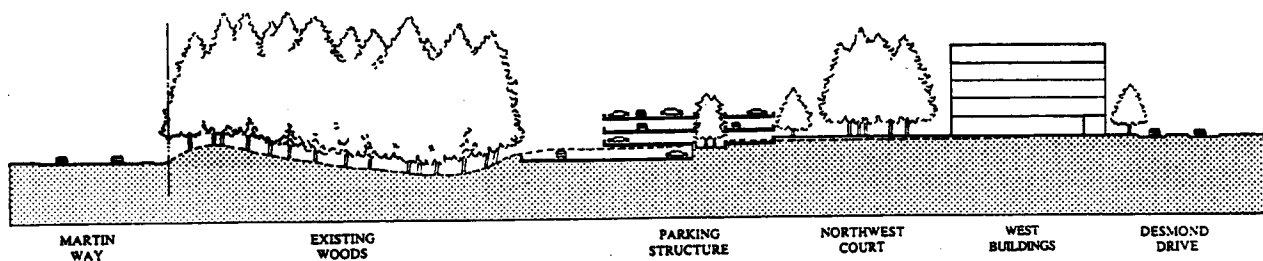
1. Retain the form of existing meadows and provide a buffer between Saint Martin's Abbey/College and the campus. Use the meadows as both a visual connection between the state campus and Saint Martin's campus, and as a buffer against intrusion of state campus activity and traffic into Saint Martin's Abbey and College.
 - Utilize the Department of Ecology Headquarters building as a cornerstone for development of the campus.
 - Maintain existing open meadows south of the roadway.
 - From the Ecology building intersection, continue the Desmond Drive/College Street connection alignment to the western edge of the site for future connection through the balance of Saint Martin's park to College Street.
 - There should be no new building development south of the Desmond Drive/College Street connection
 - Recognize the possibility that Abbot Raphael and Sawyer Halls could be redeveloped in future with the potential for enhancing campus function and capacity.

2. Encourage pedestrian movement among the buildings to the resident agencies and support spaces.
 - Emphasize the Desmond Drive/College Street connection as a pedestrian oriented environment, and as an edge that reinforces existing open meadows.
 - Place buildings in close proximity to streets, within the maximum setbacks under Saint Martin's Covenants.
 - Locate the buildings in close proximity to one another in the northern section of the campus.
 - Support public transit accessibility.
3. Use buildings to shape new open spaces.
 - Locate a new building north of the Department of Ecology building to complete the parkway arrival space.
 - This new building should be three to four stories in height to avoid dominating the trees. A setback from the drive equivalent to that of the Ecology building should be provided.
 - The building should extend the length of the site from Desmond Drive to the east edge of the Ecology building entry courtyard.
 - The West Buildings, adjoining the Desmond Drive/College Street connection should front the street, providing a continuous street wall from the intersection at Martin Way to the western edge of the campus, except for a street providing access to parking and service north of the building.
 - Buildings should be set back at least 25 feet from the Desmond Drive/College Street connection, and should allow for potential transit pullouts. Pullouts will allow transit vehicles to make their stops clear of travel lanes providing safe and easy access for bus patrons.

4. The West Buildings should be a minimum of three stories in height and not more than six stories above the first floor elevation of the Department of Ecology Headquarters building. Massing should emphasize entry to the campus from the north and the west.
 - Locate structured parking to the north of the new buildings, out of view from the internal roadways and meadows.
 - Mitigate the height of parking structures by building them into the slope of the hill and stepping down toward Martin Way.
 - Provide support services on the ground floors of the buildings along both sides of Desmond Drive/College Street connection.



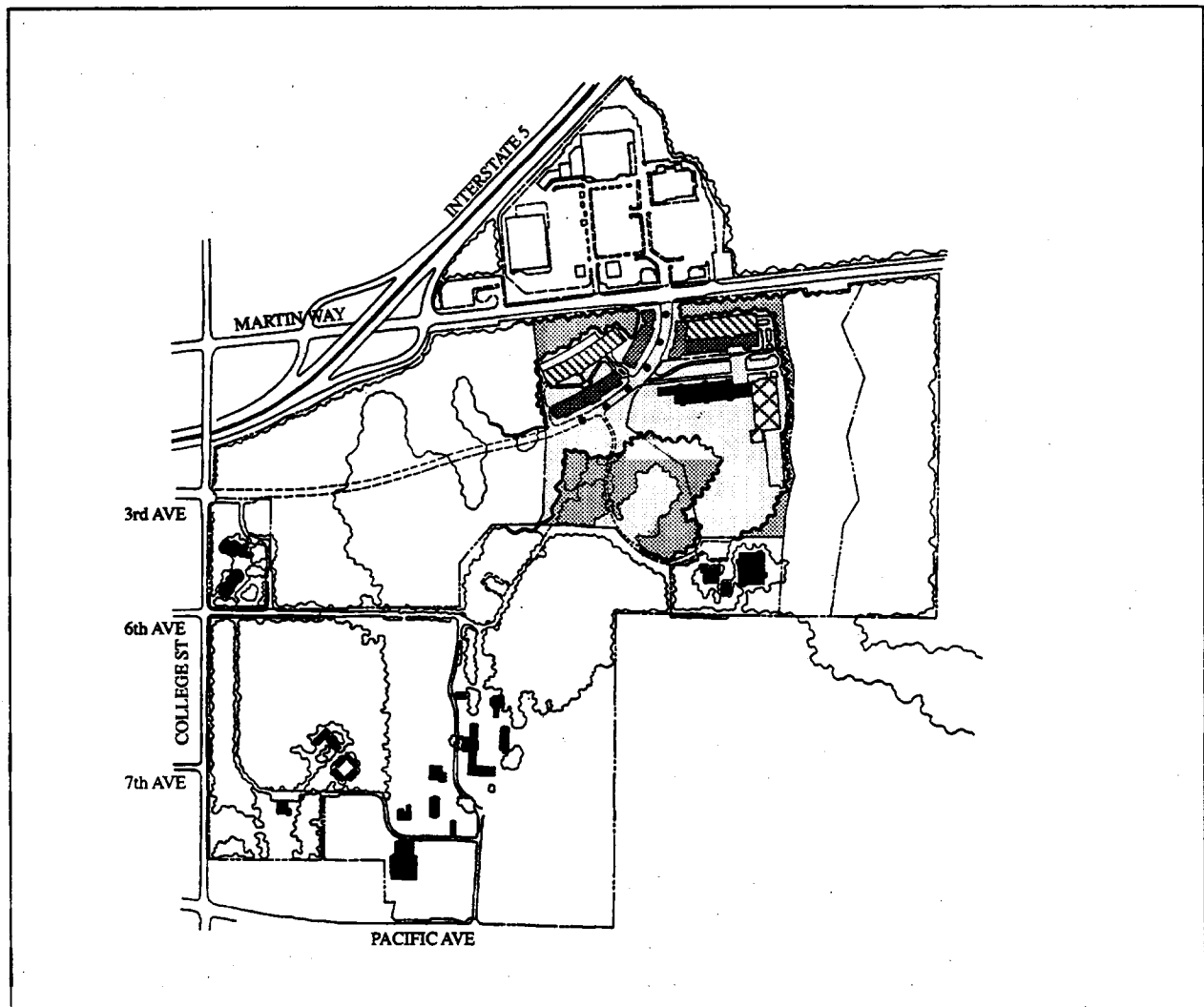
Site Section at Parkway Mall



Site Section at West Buildings

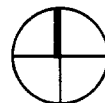
Buildings

1. Buildings should reinforce streets and open spaces for easy accessibility and to support pedestrian activity.
 - The West Buildings should have a continuous colonnade, loggia or other permanent pedestrian weather protection along the street.
 - Building entrances should be visible from the street. Porches, canopies, or other coverings should protect the entrances.
 - Transit lobbies should be an integral part of the buildings. The transit lobbies should be weather-protected, close to, and in full view of the street and transit pullouts. Transit lobbies should occur at appropriate intervals along the Desmond Drive/College Street connection and in a suitable location in the building north of the Department of Ecology Headquarters building.
 - Ground floors of the buildings should be more than 50 percent transparent. Mirrored or heavily-tinted glass should be avoided.
 - A maximum amount of support space is encouraged, at least to a level of approximately one percent of the total campus building area or 10,000 gross square feet.
2. Conservation of natural resources and work environment safety should be basic considerations in the design of all elements of the Lacey campus.
 - Buildings should be designed to balance functions and conservation of materials incorporated within each design.
 - In operation of the facilities, consumption of energy and other consumable commodities should be minimized.
 - Building layout should facilitate effective collection and transfer of recyclable materials.
 - Selection of materials and building start-up and operation practices should be consistent with state guidelines regarding healthful workplace environments.



Landscape and Open Space

St. Martin's Vicinity



500 ft 1500 ft 2500 ft



Lacey Campus



Forest Edge



Proposed Road/Open Space Edge

Landscape and Open Space

1. Maintain a strong image of Saint Martin's Park as a natural environment for the campus.
 - Maintain a landscape consistency with the entire edge of Saint Martin's Park, preserving and augmenting existing landscape through maintenance and planting programs.
 - From outside the site, allow for specific views framing development, while screening views into parking, service areas, maintenance yards, etc.
 - Vary depth and density of planting along the edges, maintaining the informal nature of the site from within and allowing replanting programs which will maintain the health of the wooded areas. Edge planting should consist largely of evergreens. The north perimeter of the site should provide a buffer of existing trees, averaging 150 feet between new structures and Martin Way.
 - In landscape design, employ a professional habitat biologist and/or wildlife specialist in preparing planting and re-planting programs for the "ecotone," or edge/transition between habitat areas at building perimeters, and between other developed and undeveloped areas.
2. Within the site, maintain use of the forest as a natural buffer between building clusters.
 - Augment the forest buffers through maintenance and planting programs, particularly the ecotone.
 - Screen views and buffer uses incompatible with each other.
 - Plant selection should consist of approximately equal amounts of evergreen and deciduous materials.

3. Minimize the visual and physical impact on the historic open space of Saint Martin's Park.
 - At the interface between Saint Martin's Park/Abbey and the state campus, maintain existing trees, hedgerow and meadows to achieve the most effective buffer possible between the state campus and Saint Martin's Abbey and College.
 - Reinforce existing areas of trees and other growth where these have been thinned by development or other conditions.
 - Plant additional evergreen trees to reinforce existing hedgerow along 6th Avenue Southeast.
4. Desmond Drive/College Street Connection Corridor Treatment: Create a unified image of the corridor.
 - Limit the location of driveways to minimize views into parking lots.
 - Provide sidewalks and bike trails as part of the streetscape system.
 - Incorporate street trees and landscaped medians.
 - Use rolled curbs rather than vertical curbs and gutters.
 - Prepare and implement signage and street lighting design standards.
5. Open Space Management: Maintain character and function of open space system.
 - Use the open space/meadow as a central organizing element.
 - Employ selective pruning and thinning, as well as plant replacement to maintain the health and character of the meadow and ecotone system.
 - Utilize drought-resistant landscaping materials to conserve water.
 - Use periodic review and renewal of the landscape maintenance program by habitat and horticultural specialists.
 - Implement a reforestation and management program to enhance existing habitat resources.
6. Treat surface water compatibly with the campus landscape.
 - Design stormwater treatment for an attractive dry season appearance, and to harmonize with indigenous and planted landscape.

Transportation

Reduce the impacts from campus traffic on and off site. Minimize total parking and land consumed for parking.

1. Transportation Management/Public Transit

- Promote incentives for transportation alternatives to single-occupant vehicles.
- Provide pullouts for transit vehicles at transit lobbies. High Occupancy Vehicle (HOV) lanes are considered unnecessary for the Lacey campus. Pullouts will provide safe and easy access for bus patrons by allowing transit vehicles to stop clear of travel lanes.
- Provide parking incentives for multi-occupant vehicles in reserved, protected areas near the buildings.
- Provide safe, attractive and convenient pedestrian facilities compatible with transit usage.

2. Roadways

- Design roadways to complement natural features and discourage through traffic.
- Desmond Drive/College Street connection is to be designed to City and Saint Martin's standards which specify median, curb, gutter, walkways and landscaping zone. No parking is to be provided on Desmond Drive/College Street connection.
- From Third Avenue Southeast, connection to Abbot Raphael and Sawyer Halls will be a two-lane feeder road, Desmond Drive, with a dedicated bicycle lane.

3. Parking

- Provide for remote off-site parking in under-utilized areas in the Lacey area. Consider park-and-ride opportunities at off-site locations, including any future state industrial sites.

4. Pedestrian/Multi-purpose Pathways

- Extend multi-purpose bicycle and pedestrian paths to connect with community system. Maintain the option of equestrian paths.
- Provide covered, secure, and well-lit bicycle parking close to building entrances. Provide lockers and showers in buildings.

Implementation and Phasing

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Implementation and Phasing

The Lacey Campus plan has been developed with the active participation of the community and other groups and individuals. These planning "partners" were central to preparation of a successful scheme, and their continuing support will be essential to its implementation:

- Department of General Administration
- City of Lacey
- Saint Martin's Abbey
- Intercity Transit

The formal process for adoption of the plan by the appropriate bodies of each organization is underway. That process has initiated the implementation process.

State adoption takes place through approval of the plan by the Capitol Campus Committee, upon recommendation by the Capitol Campus Design Advisory Committee.

The City of Lacey grants approval following completion of the process for Site Plan Review and approval, confirming satisfaction of the Comprehensive Plan for the Central Business District and provisions of zoning, land use, and environmental controls.

For Saint Martin's Abbey, approval in principle of the plan takes place through the Abbey Corporation. Review and approval of individual projects of campus development will take place through the Abbey's Administrative Committee, responsible for application of the Design Guidelines authorized under the property covenants. For the community and others interested, the continuation of the SEPA process will focus detailed attention on the elements of the plan as they approach final design and construction.

The campus plan has been designed to accommodate a variety of implementation and phasing scenarios, giving the state flexibility in accommodating its needs. The North Parkway building can be constructed at any time, independent of the West Buildings. This North building, in concert with the Department of Ecology Headquarters building, will form a mall and entry court, completing an architectural composition, to remain undisturbed during future development.

Necessary infrastructure, pathways and other improvements will be developed in concert with each building phase.

The West Buildings can be constructed incrementally or as a single project. A first phase would establish the gateway at Martin Way and extend to the auto drop-off at the Ecology building intersection. The parking garage is designed to be built in a linear fashion so that only that portion of the parking required for a first phase need be constructed initially. Or, the entire crescent and its parking could be built at once, should the needs of the state demand the space. The crescent can be built independent of the North Parkway building, completing the site.

Steering Committee

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Grant Fredricks - Department of General Administration
Mary Alice Edison - Department of General Administration
Doug Chin - Department of General Administration
Fred King - Department of General Administration

Master Planning Workshops

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Jim Shelar
Bob Patrick, Director of Planning
Bernie Main, Public Affairs/Community Relations

Saint Martin's Abbey

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Father Neal Roth, Prior, Vice President of the Abbey Corporation
Hilton Smith
Dr. Dave Spangler
Father Alfred Hulscher, Financial Officer
Father John Scott
Brother Boniface Lazarri
Kathleen Bauknight, Director of Real Estate Corporation, Chancellor of Saint Martin's Abbey

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